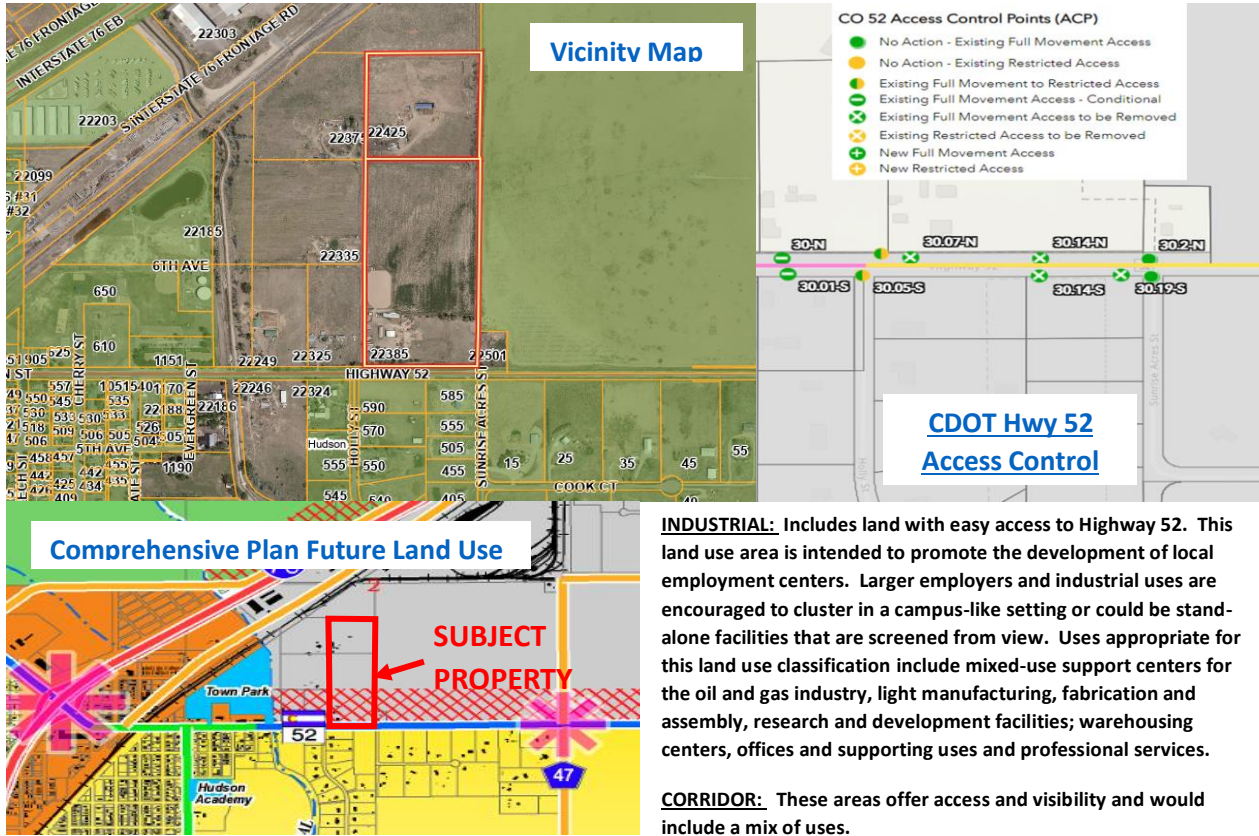




TOWN OF HUDSON
50 Beech Street
Hudson, CO 80642

Property Information Report
Parcel Nos: 147302005007 & 147302005011



INDUSTRIAL: Includes land with easy access to Highway 52. This land use area is intended to promote the development of local employment centers. Larger employers and industrial uses are encouraged to cluster in a campus-like setting or could be stand-alone facilities that are screened from view. Uses appropriate for this land use classification include mixed-use support centers for the oil and gas industry, light manufacturing, fabrication and assembly, research and development facilities; warehousing centers, offices and supporting uses and professional services.

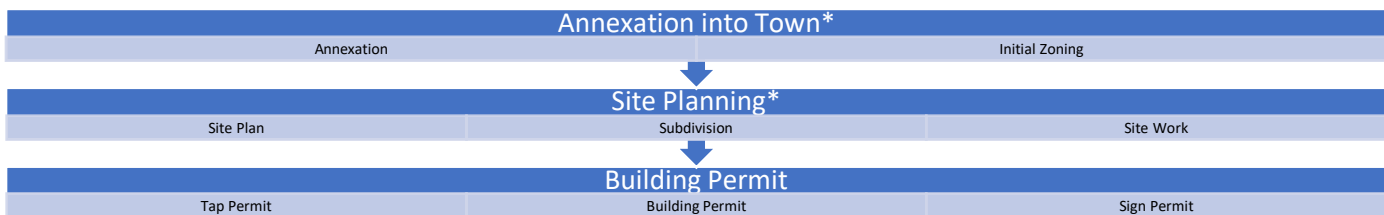
CORRIDOR: These areas offer access and visibility and would include a mix of uses.

Future Land Use - General Uses: The Future Land Use Designation is **Industrial**; a list of future land uses is generally described below.

- General offices, medical and dental clinics
 - Warehousing
 - Self-Storage
 - Manufacturing
 - Laboratories, R&D
 - Auto & machinery sales, rental, repair and service
 - Contractor's yards
 - Outdoor storage* (as a commercial or accessory use)
- *Use by Special Review*

More information on the Town Industrial Zoning Districts can be found in our code online here, [Sec. 16-57. - Industrial one district \(I-1\)](#), [Sec. 16-59. - Industrial two district \(I-2\)](#), and [Sec. 16-60. - Industrial three district \(I-3\)](#). Development Standards (setbacks, building height, coverage, etc.) can be found [here](#). Performance standards related to vibration, noise air pollution, odors, electromagnetic radiation, flammable/combustible materials, radioactive materials, glare and heat, liquid and solid waste. These and other performance standards can be found in more detail in the Municipal Code here, [Sec. 16-55. - Industrial districts generally](#).

Annexation & Development Process - The subject property is not within the Town limits.



**Typical process includes public hearings and a final decision from the Town Council.*

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Permits Required:

1. [Land Use Application & Permits](#) ➤ Submittal requirements for all land use applications, from annexation, site plan to subdivision is available [here](#), under 'Planning'.
2. [Building Permit](#) ➤ Water dedication requirements are described in our Raw Water Dedication Guide available [here](#).
3. [Tap Permit](#) ➤ Building Guides for commercial and other project types are available [here](#).
4. [Sign Permit](#) ➤ Specifications for water and sewer lines can be found [here](#).
- Specifications for drainage can be found [here](#).
- Standards for driveway cuts and other improvements in the right of way can be found [here](#).
- A guide for Sign Permits is available [here](#).
- Additionally, access to CO-52 is limited and is intended to be constructed as noted above. The town may require necessary on-site or off-site public improvements to be constructed and dedicated to the town as a condition of site plan approval. Any such improvements shall be reasonably related to the proposed use and may include, but not be limited to, street widening, acceleration/deceleration lanes, access control devices, traffic signals, water and sewer lines, pedestrian/bicycle trails or other related improvements. The Highway 52 ACP may be downloaded [here](#) (click the link on the map above 'CDOT Hwy 52 Access Control Plan').

Fees:

- Development Fees are available on our website, [here](#). All fees can be found online [here](#). Utility rates can be found, [here](#).
- In addition to land use development fees for the site plan, building permit fees will be paid at building permit issuance, which include any impact fees as well as fees associated with water and sewer service.
- Water and sewer service fees include the *raw water dedication** as well as water and sewer tap and plant investment fees. Our Raw Water Dedication Guide can also be found on our website, [here](#).
 - Each development is required to assess the number of shares their development requires based on the development's demand.
 - The fees required at building permit for raw water dedication are in addition to costs associated with utility extensions, water and sewer tap, plant investment fees, building permit, and impact fees.
- Development is also responsible for the cost of extending utility lines and any other required off-site improvements required for the proposed development.

* As of 11/01/2023 the market rate of a share of CBT (Colorado-Big Thompson) water, the Town's raw water source, is \$75,000/share. Each development is required to assess the number of shares their development requires based on the development's demand. The fees required at building permit for raw water dedication are in addition to costs associated with utility extensions, water and sewer tap, plant investment fees, building permit, and impact fees. **In order to provide utility fee estimates, the inquiry must be accompanied with the water demand for the use in gallons per day (gpd).**

For additional questions or more information, please contact the Planning Department by phone at (303) 536-9311 or email at jwoods@hudsoncolorado.org.