

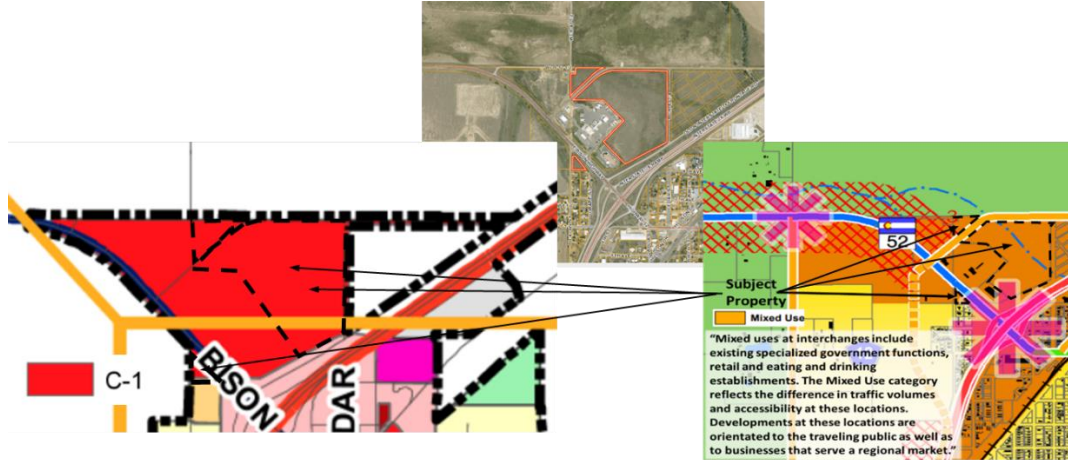


# TOWN OF HUDSON

50 Beech Street  
Hudson, CO 80642

## Property Information Report

Parcels: 147303400010, 147303427002, and 147303428004



[Zoning Map](#)

[Vicinity Map](#)

[Comprehensive Plan Future Land Use Map](#)

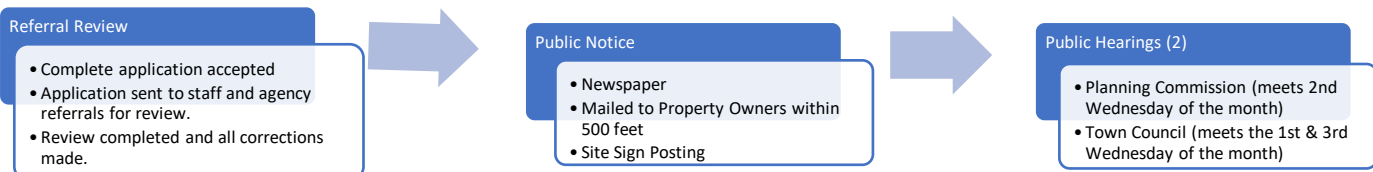
### General Uses Permitted by Right:

Zoning Designation is C-1 (our Zoning Map can be found [here](#)) and a general list of permitted uses is noted below, though the list is *not* exhaustive. More information on the C-1 Zoning District can be found in our code online here, [Sec. 16-47. - Commercial one district \(C-1\)](#). Development Standards (setbacks, building height, coverage, etc.) can be found [here](#).

- Business and professional offices, medical and dental clinics
- Banks and financial/insurance establishments
- Indoor entertainment and outdoor recreation venues
- Service establishments, including personal services, pharmacies, laundry or dry cleaning, package liquor stores, 3.2% fermented malt beverage stores or outlets, food service with or without drive-through facilities, bars, private clubs, art studios.
- Retail stores, provided that all merchandise is enclosed within a building.
- Motels, licensed tourist courts and hotels.
- Small engine, motorcycle, snowmobile and other such small recreational vehicle sales and repair
- Building supplies (outdoor storage must be screened from public view).
- Mobile home, travel trailer, boat, motorcycle, tractor, trailer, camper and motor vehicle display and sales.
- Car washes, automobile and truck repair businesses and/or motor fuel service stations.
- Rental agencies, including those for automobiles, campers, trailers and light equipment (but not including heavy equipment).
- Self-storage.

### Requirements for Site Development:

#### Site Plan Process



- **Building and utility permits may not be obtained without an approved site plan.** See our site plan guide online [here](#) and the Land Use Application is available [here](#).
- Development standards for setbacks and building height can be found [here](#). Other development standards include: parking and landscape (including trash and buffer screening).
- Right of Way, Utility and Other Off-Site Improvement Requirements (see 'Other Permits Required' below).

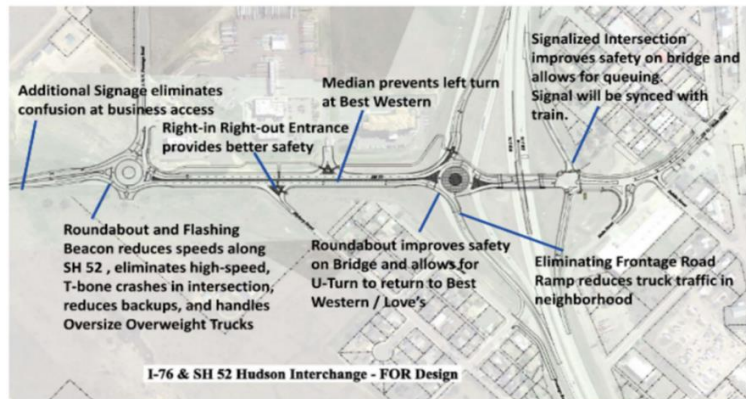
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- Utility improvements and line extensions would need to be assessed at the site planning stage. The parcel is not stubbed out with any Town utility services.

### CO-52 Access Improvements:

(Full project overview can be found at <https://www.youtube.com/watch?v=QyLuszT6MZI>)



### Other Permits Required:

1. [Building Permit](#)
  2. [Water Tap Permit](#)
  3. [Sewer Tap Permit](#)
  4. [Right of Way Access Permit](#)
  5. [Sign Permit](#)
- Building Guides for commercial and other project types are available [here](#).
  - 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.

### 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,

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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](mailto:jwoods@hudsoncolorado.org).