

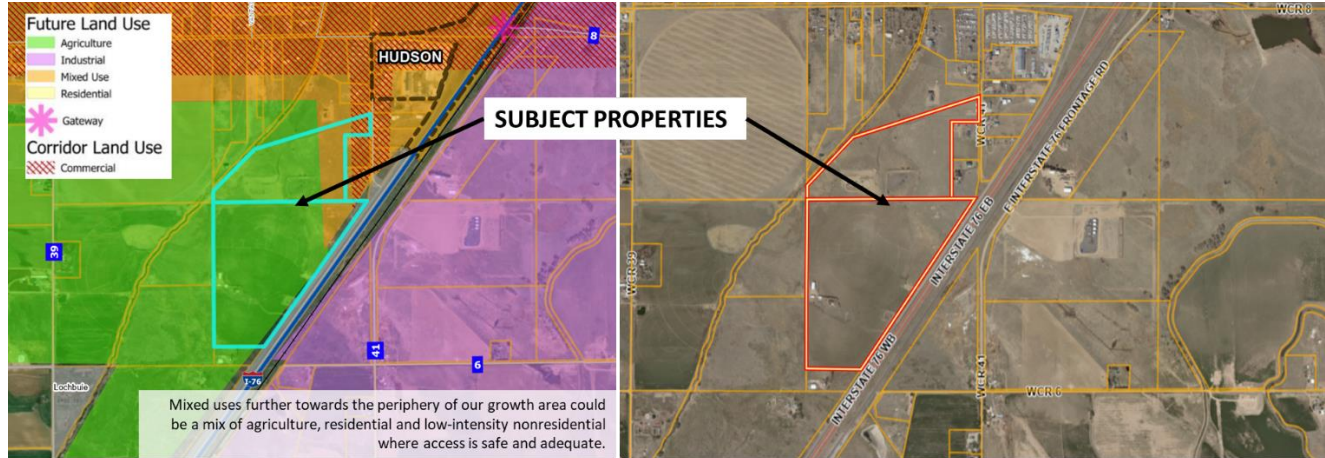


**TOWN OF HUDSON**  
**50 S Beech Street | PO Box 351**  
**Hudson, CO 80642**

**Property Information Report**

**Address: 2227 Interstate 76 Frontage Rd & 0 CR 41**

**Parcel Nos: 147320100068 & 147320000062**



[Proposed Comprehensive Plan](#)

[Vicinity Map](#)

**General Future Land Uses:** Mixed uses of retail, office and housing are encouraged. However, it is expected that the majority of the uses in these areas will be retail commercial businesses. Mixed uses further towards the periphery of our growth area could be a mix of agriculture, residential and low intensity nonresidential where access is safe and adequate.

**Future Corridor Land Uses:** Areas designated for Corridor Uses are located along interstate highway and/or major highways. These areas offer access and visibility and would include a mix of uses including retail, office, higher density residential developments and commercial accommodations.

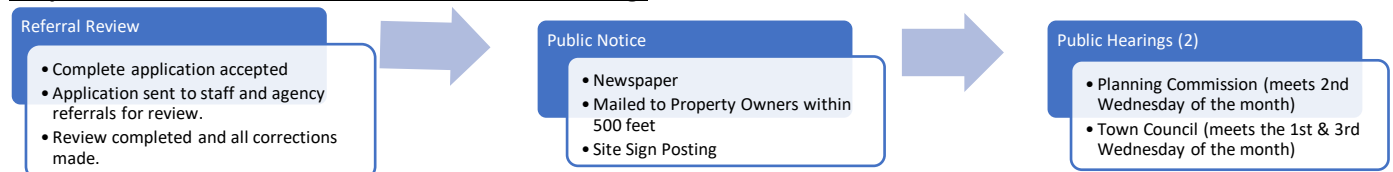
**Requirements for Annexation:**

See our online [Annexation Guide](#) for more information on the process and the [Annexation Submittal Requirements](#).

**Requirements for Site Development:**

- Development standards for setbacks, building height and more can be found [here](#).
- Right of Way, Utility and Other Off- Site Improvement Requirements (see 'Other Permits Required' below).
- 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.
- Connection to Town water and sewer service is required in order to develop the site.

**Requirements for Subdivision, Site Plan or Rezoning:**



## Property Information Report

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Parcel Nos: 147320100068 & 147320000062

- **Building and utility permits associated with any site plan or subdivision may not be obtained without an approved subdivision plat and accepted/bonded public improvements.** See our subdivision and site work guides online [here](#) and the Land Use Application is available [here](#).
- **Building permits for additional residential units are subject to the payment of a raw water dedication and tap fees prior to issuance.** See 'Fees' for more information below regarding fees for water and sewer services.

### **Other Permits Required:**

1. [Building Permit](#) ➤ Building Guides for residential, commercial and other project types are available [here](#).
2. [Water Tap Permit](#) ➤ Specifications for water and sewer lines can be found [here](#).
3. [Sewer Tap Permit](#) ➤ Specifications for drainage can be found [here](#).
4. [Right of Way Access Permit](#) ➤ Standards for driveway cuts and other improvements in the right of way can be found [here](#).

### **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 site plan/final plat/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](mailto:jwoods@hudsoncolorado.org).