

Why does Mesa County require an Access Permit? (RAP Section 1.2)

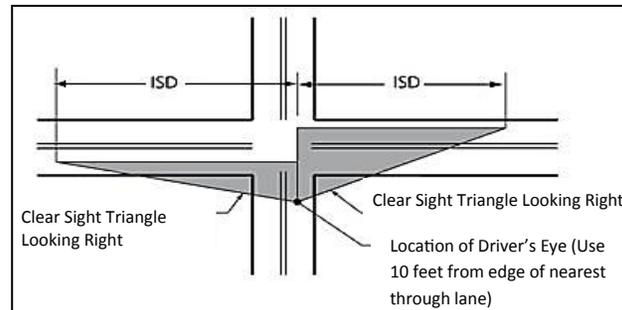
- To protect the public health, safety, and welfare;
- Maintain smooth traffic flow;
- Maintain road right-of-way drainage, both present and future;
- Balance the interests of private property owners with the public safety and public investment; and
- Protect the capacity of the public roads and the public investment while meeting state, regional, local and private transportation needs and interests

When do I need an Access Permit? (RAP Section 2.1)

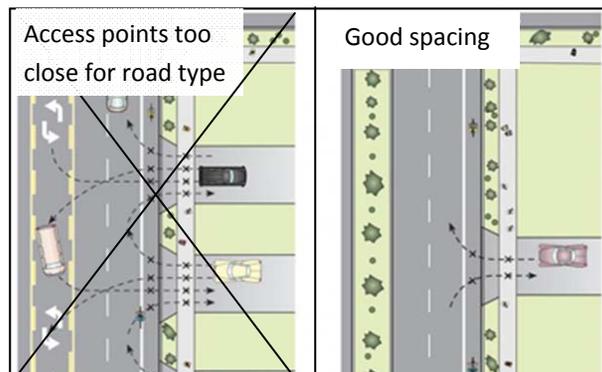
- When there is a change to an existing land use that would **increase traffic volume** (average daily traffic – ADT) from the access point by twenty percent (20%) or more;
- When there is a **change of use that constitutes property subdivision or land development** that is under the purview of the Mesa County Land Development Code;
- When **modifications or improvements to an existing access are proposed**, such as widening, modifying curvature or radii, or modifying grades; or,
- When a **new or additional access point** is proposed.
- Access locations will be evaluated during the review process for Property Line Adjustments and a separate PAL may not be needed.

What is Mesa County looking for when approving PALs?

Sight distance– A sight triangle is checked to assure that a vehicle in the access way can clearly see vehicles on the roadway. Anything in the sight triangle will need to be removed and the sight triangle shall be maintained. Access may be denied if sight distance is not met due to geographical factors or existing roadway design.



Spacing- A minimum distance between access points is checked depending on either the classification of the roadway (inside the Urban Development Boundary or Rural Communities) or the speed (all other areas).



Access- When subdividing or moving boundary lines, conforming access to all parcels is required.

v1. August, 2016



Department of Public Works
Administration – Development Services -
Engineering – Traffic- Solid Waste Management –
Road & Bridge – RTPO – Fleet

Applying for a Preliminary Access Location to Obtain an Access Permit



Mesa County adopted the Road Access Policy (RAP) on September 29, 2015 and can be found at:

[www.mesacounty.us/
RoadAccessPolicy.aspx](http://www.mesacounty.us/RoadAccessPolicy.aspx)

The following is information taken from the RAP to help applicants start the PAL process.

Please refer to the RAP for full details.

How Do I Get an Access Permit?

Step 1: Preliminary Access Location (PAL) (Previously NOI)

- ◆ Complete an **electronic application** at <http://www.mesacounty.us/planning/eps/>. You will first need to create/log in to SIRE Active Review. Click on, "Access Permit-Notice of Intent" on the left side of the screen and fill in all data requested to create an application.

Once the application is complete, upload the following documents onto SIRE:

1. A **written narrative** describing the proposed development, type of access proposed, proposed use of access, changes to existing access, etc.
2. A **site plan** showing the existing public road and initial conceptual access proposal (see RAP Sec 2.2B for more details)



3. If the number of vehicles entering the property at the peak hour increases by more than nine vehicles, a **Level II or III Traffic Impact Study**, as defined in the Road Access Policy, will need to be conducted by a Professional Engineer.

Step 1 (continued):

4. An **aerial map** of the property and surrounding area showing the proposed access location(s). (Mesa County Map Viewer can be found at: <http://emap.mesacounty.us/viewer/>)



5. **Additional relevant items** may be included with the application. Such items may include photos that provide a view of the public road in both directions from the proposed access point
 - The Applicant may find it helpful to enlist the services of a Professional Engineer to assist in plan preparation or traffic analysis
 - Determining the Preliminary Access Location first allows the Applicant to proceed with detailed designs with a reasonable presumption that access will be granted, notwithstanding any issues or obstacles encountered during the development of the detailed design.

It is the responsibility of the Applicant to provide adequate, detailed information for an effective analysis to occur. Once a complete application is received, Mesa County shall act upon the application within twenty (20) working days.

Step 2: Access Permit (Previously NTP)

- ◆ After the PAL is approved by Mesa County, the Transportation Planner will send it to the Applicant for signature. Signature of the PAL indicates that the Applicant accepts all conditions written in the PAL.
- ◆ The applicant should then submit **construction drawings and details** to Mesa County for approval as part of the planning process. The level of detail required is dependent on the complexity of the improvements.
- ◆ Applicant may be required to comply to some of the conditions of the PAL prior to receiving the Access Permit.
- ◆ Once approved, Mesa County will issue an Access Permit Letter and the Applicant may start the construction of the access.

If the access needs to cross other property, an easement agreement giving the Applicant permission to cross the property must be provided to the County prior to approval of the permit.

The Mesa County Planning Department Front Desk can assist you with filling out the application or uploading documents.

For Questions or Assistance:

Website: www.mesacounty.us/planning/transportation-planning.aspx.

Physical Address: Mesa County Central Services
200 S. Spruce Street, Grand Junction, CO 81504

Email: transplan@mesacounty.us

Telephone: (970)-255-5051