

# Public Works Commercial Development Guideline

*(Do not print! The digital document contains links to the relevant pages)*

Our official permitting platform is OpenGov.

Link to [Pueblo County](#) OpenGov Platform.

Link to [Public Works](#) OpenGov Platform.

All information, documentation, and communication will be through the platform to keep everything in one place (use a message line in the platform).

In the platform, you can add guests and inform all interested parties of the progress/requirements of the permit.

Guests will be informed about the application's progress, will be able to upload documents, and will be able to participate in the process.

The intended groups for assigning guest status are all those whose participation or information is required in the process (Owner, Contractors, TCP plan designer, subcontractors, etc.).

Link to [How to add Guests on application](#)

If we establish in the procedure that some of the provided data needs to be resubmitted, we will start the request for change. Applicants will be notified by email regarding the request and you will be able to see it when you log in to the platform.

Notice: We can not work on your application until you update required information.

Pueblo County, CO My Account Search Ivan -

Right of Way Permit  
ROW-24-69

**Your Submission**  
Submitted Apr 30, 2024 at 2:39pm

**Your Submission**  
Attachments  
Guests (0)

**Work Order Creation**  
Work Order  
Intake Review  
TCP Approval  
Invoice Issued  
Permit Fee  
24h Notice  
ROW Permit Issued  
Construction Inspection  
Final Inspection  
Warranty Time  
Warranty Inspection

**Contact Information**

<b>Ivan Jelcic</b>		
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		719-583-4629
Mailing Address	33601 United Ave , Pueblo, Colorado 81001	

**Locations**  
1 location total

**PRIMARY LOCATION**

Point Location  
38.2773, -104.4823

Link to [Step by step on how to update your application](#)

Any development in Pueblo County needs to satisfy specific requirements. Due to its commercial nature, it can be expected to have more traffic and more influence on the network than residential single-unit usage.

Link to:

[PUEBLO COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS APRIL 4, 2024](#)

Pueblo County Public Works Department will check the requirements related to:

- Access Permit for the property
  - Road access.
  - Intersection visibility (access is a small intersection too).
  - Road drainage on the property frontage to the public network.
  - Landscaping on the property frontage to the public network.
    - Landscaping of ROW is not allowed by Pueblo County Code.
- Stormwater Permit for the property
  - MS4 Boundary and regulations.
  - [Stormwater Construction Permit](#).
  - Pueblo County Drainage Criteria

### **Regarding the Access Permit**

You are required to apply for the Access Permit.

Link to the application platform: [Apply for Pueblo County Road Access Permit](#)

Link to the application platform: [Apply for Pueblo West Road Access Permit](#)

Intersections are where the majority of crashes happen, segments of the road are much safer. The reason for this is the presence of conflict points. On a segment, we do not have conflict points, while on the other side, intersections (access is a small intersection), we have multiple conflict points depending on the number of intersection legs, allowed turning movements on approach, etc.).

Every new access point on the network creates new conflict points and makes it less safe. That is why our Code wants to minimize the number of access points.

In addition to safety evaluation, we need to know the operational influence of the project on the network.

After you Apply for a Road Access Permit, a Traffic Impact Study (TIS) can be required (depending on the nature of the business).

What initiates a request for Traffic Impact Studies (TIS)

It is recommended to contact us with more info on your project, and we will be able to give you more information if the TIS will be required (if yes, what will be the parameters).

Each development brings new traffic demand (for example, opening a restaurant in a new location will increase the number of people who want to visit the location).

Also development is generally good; it can also have a negative impact on traffic safety and the level of service on the public road (queuing vehicles does not allow visibility of the pedestrians, covering

the private access point, public needs to wait for the green signal multiple times at the same traffic light).

Although our goal is the development of the County, a development that will have a negative impact cannot be allowed without remediation of the proposed newly created conditions.

How much development will influence the traffic depends on the location and type of development (an office that sells insurance online, with one employee, will have significantly less attraction(generation) than fast food with a drive-through).

The ITE Trip Generation Manual (a Collection of the TIS from the US, according to land usage, type of development, size...) is the literature that needs to be used to estimate the traffic generation for development.

Link to the [Traffic Impact Analysis \(TIA\) Application](#)

The road right of way (ROW) is the road and space between the road and the property line. ROW usage is for Road drainage, Access, and Utilities.

Every access on the network is a small intersection with new conflict points.

Landscaping of ROW is not allowed by the Pueblo County Code.

Even on private property (bigger influence on a corner property), intersection visibility must be preserved.

#### 5.10.3 Intersection Sight Distance

In order to provide the opportunity for vehicles on a stop-controlled intersection leg to safely cross or make left or right turns onto a non-controlled intersection leg, adequate sight distance must be provided. Two sight distance triangles may be drawn to represent the areas which must be free of all objects, vegetation and topography in excess of two feet above the road surface below the driver's eye on the stop-controlled intersection leg. The AASHTO publication, A Policy on Geometric Design of Highways and Roads identifies the acceptable means for determining the size of the sight distance triangles based upon many variables, including speed, width of the noncontrolled leg, etc. It is not practical to attempt to tabulate all possible combinations of the many variables. Each new road intersection or proposed modification of an existing road intersection shall be evaluated in accordance with the AASHTO procedure.

#### 7.9 Drainage

The roadway drainage system is for the protection of the Pueblo County roadways and rights-of-way. It is not designed or intended to serve the drainage requirements of abutting properties. Drainage to the County right-of-way shall not exceed the undeveloped historical flow.

7.9.1 Drainage structures constructed as part of an access shall not restrict or obstruct the existing drainage system, and shall be in accordance with approved drainage plans or studies where applicable. Culverts shall be a minimum of 18 inches in diameter. Length, diameter, cover, type, and inlet and outlet elevation of all culverts is subject to approval of the Public Works Department.

7.9.2 Accesses shall be constructed in such a manner that does not cause erosion and will not result in deposition of silt and debris upon the County roadway. Accesses which slope down in the direction of the public road will be constructed to include suitable means to prevent water from running onto or across the traveled public way. This may include crown, borrow ditches, pans, etc. along the access sufficient to direct water to the existing drainage facilities along the public road.

## **Regarding the Stormwater Permit**

Stormwater is rain or snowmelt that falls on streets, parking areas, rooftops and other developed land and is not absorbed into the ground. As the stormwater flows over driveways, lawns and sidewalks, it picks up debris, chemicals and other pollutants. The stormwater either flows directly into nearby bodies of water or travels through the drainage systems to get there. Storm drains are not part of the waste sewer system, so water in storm drains is not treated before entering streams, rivers or lakes. By managing stormwater, communities are better able to protect our environment, reduce flooding, support healthier streams and rivers, and create healthier, more sustainable communities.

Construction activities within the MS4 Boundary and resulting in a land disturbance of 1 acre or more are subject to a Pueblo County Stormwater Construction Permit. Construction activities include but are not limited to clearing and grubbing, grading, excavating and demolition. You can apply for a Stormwater Construction Permit at <https://pueblountyco.portal.opengov.com/categories/1072>

## **Pueblo County Drainage Criteria**

The City of Pueblo's Stormwater Drainage Criteria Manual (DCM) shall be followed in order to generate the preliminary and final drainage reports.

The City of Pueblo recently [revised the DCM](#) which this department will use on any review submitted after April 2023. Any review prior to that will use the June 9, 1997 DCM.

A copy of the April 2023 Drainage Criteria Manual can be downloaded from the [City's website](#).

For 1041 applications regarding solar facilities, see [Acceptable Methods for Modeling Solar Panels](#).

Answers to Frequently Asked Questions, as well as Policy Clarifications, can be found at <https://county.pueblo.org/public-works-department/drainage-criteria>