

LARIMER COUNTY | ENGINEERING DEPARTMENT

P.O. Box 1190, Fort Collins, Colorado 80522-1190, 970.498.5700, Larimer.org

Process and Requirements for Certification of Adequate Access

Per Article 13-4.B.2.y of the Larimer County Land Use Code (LCLUC), “Local roadways, whether public or private, used to access the short-term rental, shall comply with Appendix G of the Larimer County Rural Area Roadway Standards. Local Roadways are either defined by the Local Roadway segments shown on the applicable Transportation Master Plan or as designated by the County Engineer. Larimer County Rural Area Roadway Standards (LCRARS) Appendix G.2.2 does not apply.”

As such, the applicant must provide a Certification of Adequate Access demonstrating that the site’s “Primary Access Route” is in substantial conformance with the LCRARS Appendix G standards. The Short-Term Rental’s Primary Access Route refers to the local roadways extending from the site’s property boundary to either a Numbered County Roadway, State Highway, or a Collector/Arterial Roadway shown on another jurisdiction’s Master Street Plan.

Short Term Rentals that take direct access off a Numbered County Roadway, State Highway, or a Collector/Arterial Roadway shown on another jurisdiction’s Master Street Plan may qualify for a waiver from this certification process. Certification waiver request forms can be requested from your project planner.

Summary of LCRARS Appendix G Standards

The following sections of Appendix G directly relate to the safety and adequacy of access roadways. The Engineer should focus on these criteria when evaluating the roadway(s) within the STR’s Primary Access Route. The full Appendix G Standards are available at https://www.larimer.gov/sites/default/files/uploads/2017/rars07_final.pdf#nameddest=APPENDIX-G.

Road Width and Clearance Height (G.7.1)

- 20-ft two-way all-weather surface (narrower directional all weather surface may be acceptable if intermittent turnouts are provided as described in Section G.7.6.)
- Minimum Vertical Clearance of 13 feet 6 inches.

Road Grade (G.7.2)

- Maximum longitudinal slope of 8% (10% in mountainous terrain). Deviations in writing for unusual cases in mountainous or hilly terrain may be granted. However, the average grade for 200 feet should not exceed 12%



Horizontal Curves (G.7.3)

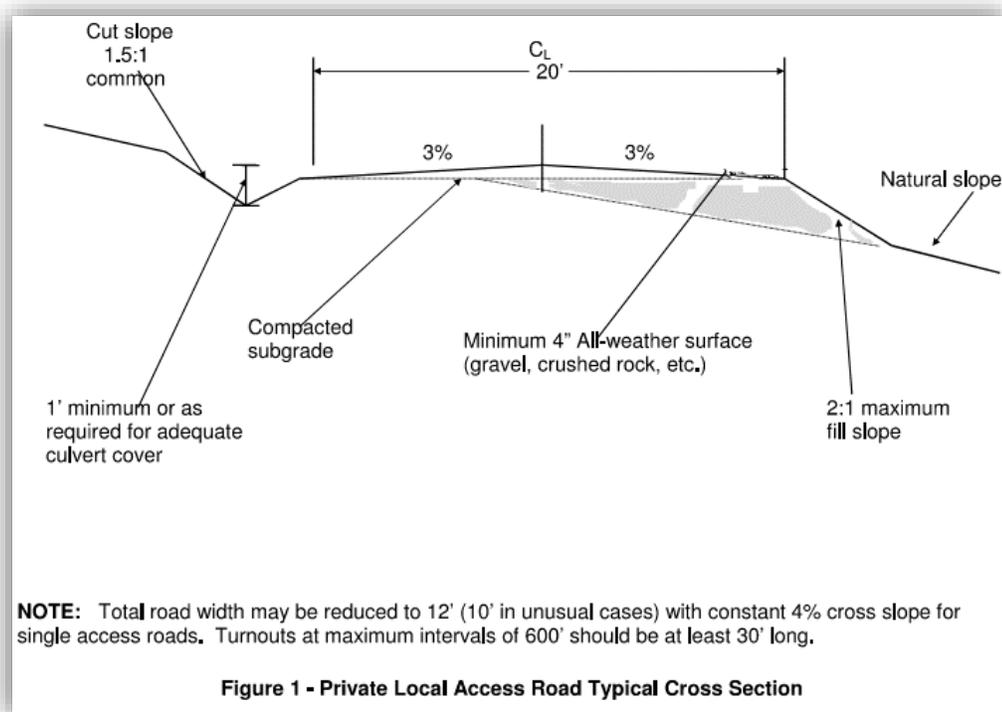
- The radius of curvature on centerlines must be a minimum of 100 feet (60 feet in steep terrain). Deviations in writing for unusual cases in mountainous or hilly terrain may be granted.

Dead End and Turnarounds (G.7.6)

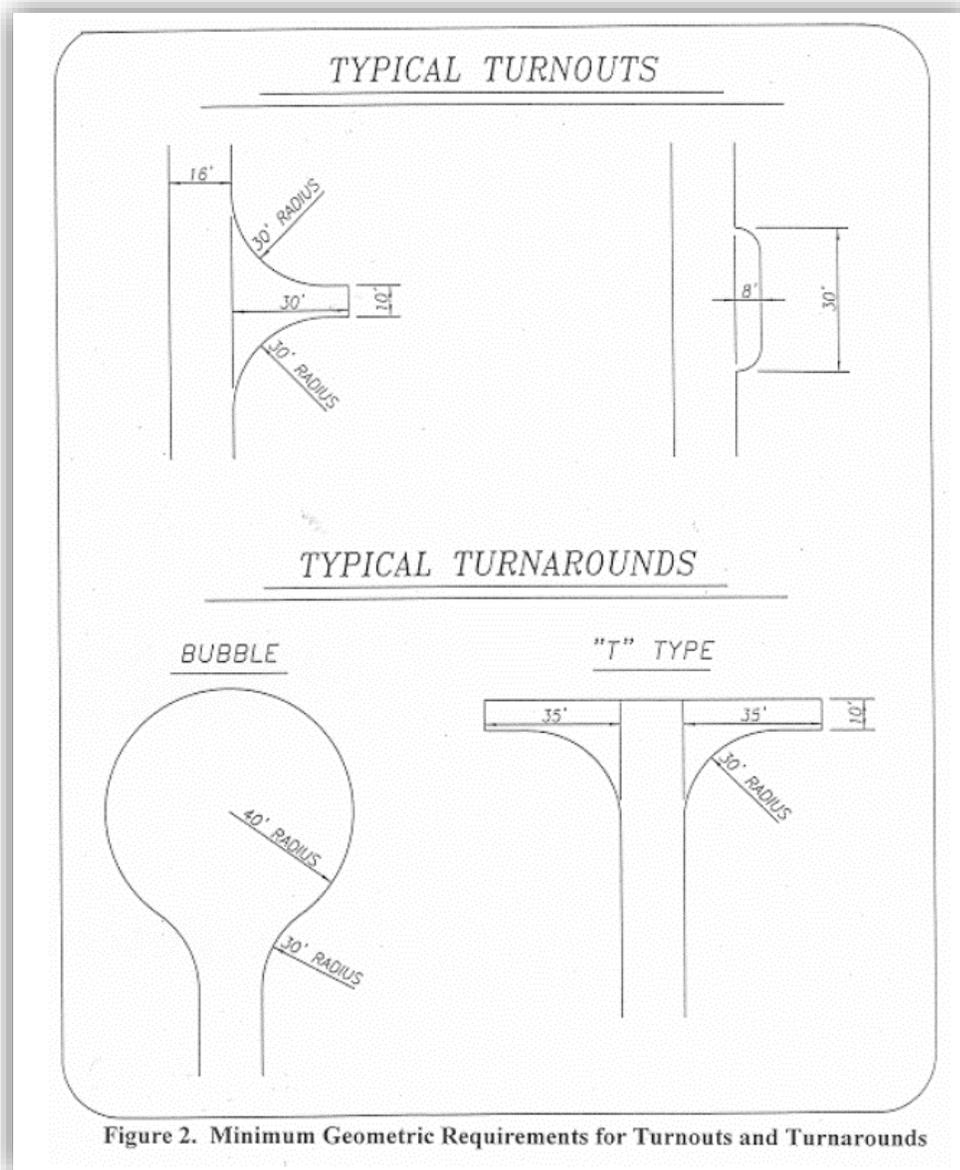
- Dead end multiple access roads must be constructed with a vehicular turnaround area at the end or within the last 600 feet of roadway. For roads narrower than 20-ft, turnouts must be provided at approximately every 600 feet of road.
- The turnaround must be constructed to allow turning movements to be made by emergency vehicles (Figure 2). Turnouts must be an all-weather road surface at least 8 feet wide and 30 feet long.

Drainage Facilities (G.7.8)

- Road design must contain provisions for stormwater drainage sufficient to achieve a standard of no ponding at all locations. Adequate design must ensure the natural drainage system will be maintained, and erosion is minimized. See Section G.7.8 for specific requirements.



LCRARS Appendix G: Figure 1



LCRARS Appendix G: Figure 2

Any requested variances from these standards shall be noted and described in the engineer's certification letter. Minor variations (deviations of less than ten percent) may be approved administratively by the Development Review Engineer. Major Variances (deviations of more than ten percent) must come in the form of an appeal to the Board of County Commissioners.

The following documents (see attached examples) are required and must be signed and stamped by a professional engineer:



June 1st, 2023

Mr. or Ms. Development Services Engineer
Larimer County Engineering Department
P.O. Box 1190
Fort Collins, CO 80522-1190

Re: Engineer’s Certification of Adequate Access “Generic Short-Term Rental”

Dear Mr. or Ms. Development Services Engineer:

I hereby certify that the Primary Access Route used to access the “**Generic Short-Term Rental**” is in substantial conformance with the LCRARS Appendix G standards.

(Briefly describe the limits and roadways of the Primary Access Route being certified. An illustration with a highlighted route is required to be attached to this letter.)

Adequate investigations and analysis have been completed to assure compliance with these standards. Any requested deviations from these standards have been listed below.

Summary and Justification of Requested Variances

Sincerely,

Joe Professional Engineer

Note: This letter must be signed and stamped by a Colorado Registered Professional Engineer