



Town of Timnath, CO
Residential Lot Driveway Approach Policy
January 2, 2019

In that the Town is experiencing substantial growth of residential subdivisions, and that the Town adheres to the Larimer County Urban Area Street Standards (LCUASS) which does allow for “driveway approach” construction based on specific criteria that meets current ADA criteria. The Town has specific requirements to minimize the removal and replacement of the previously installed curb, gutter and sidewalk by home builders/owners, and given that the number of homebuilders removing said existing improvements within the Town right of way and replacing said with driveway approaches without express permission from the Town has drastically increased, the Town hereby issues the following policy effective January 1, 2019.

1. Removal of existing drive over (mountable) curb and gutter with attached sidewalk and replacing it with a driveway approach is not allowed under any circumstance anywhere within the limits of the Town of Timnath.
2. Removal of existing drive over (mountable) curb and gutter with detached or no sidewalk and replacing it with a driveway approach is allowed but only for lots that are 0.5 acres (21,780 s.f.) or larger in size and meeting the following:
 - a. Drive over (mountable) curb and gutter with detached walk with a minimum of a 4-foot tree lawn such that the detached sidewalk does not require lowering to meet ADA and LCUASS criteria.
 - b. Drive over (mountable) curb and gutter with no sidewalk.
 - c. All construction must be in accordance LCUASS Drawing 706.1
3. All requests for removal and replacement of curb and gutter for driveway approaches shall be made by submitting a Town of Timnath Right of Way Permit whether done so by the home builder at the time of the building permit submittal, or homeowner after occupancy. Permit submission shall include a plan depicting the lot area, lot frontage, driveway location and width, and LCUASS detail 706.1
4. All work shall be completed by a contractor licensed with the Town.
5. All work shall be inspected and approved by the Town Engineer.
6. Any violation of this policy after January 1, 2019 will require removal of the non-approved driveway approach and replacement with the original curb, gutter, and sidewalk section as well as a fine of up to \$5,000.00 to the responsible party.