

RESOLUTION NO. 90- 02

Before the Board of County Commissioners

County of Summit

State of Colorado

ADOPTING ADDRESSING, ROAD NAMING AND NUMBERING REGULATIONS.

WHEREAS, local governments in Colorado are empowered by C.R.S. 30-28-111 to 30-28-116 and 30-28-124, to adopt regulations concerning public health, safety, and welfare; and,

WHEREAS, standardized addressing, road naming and numbering procedures provide an efficient means for emergency services to locate properties; and,

WHEREAS, the Board of County Commissioners has held a public hearing on December 22, 1989 and Januar 22, 1990, with public notice as required by law, and has considered the information presented at the hearing; and,

WHEREAS, the Community Development Department has recommended adoption of the Summit County Addressing, Road Naming and Numbering Regulations; and,

WHEREAS, the Board of County Commissioners finds that a coordinated and standardized addressing, road naming and road numbering system for unincorporated Summit County will:

1. Improve the efficiency of locating properties.
2. Clarify the responsibilities of various County departments in addressing, road naming, road numbering and road signage.
3. Result in a uniform property identification system within the unincorporated area of Summit County.
4. Result in faster, more reliable response by emergency services.
5. Promote the health, safety, order, convenience, prosperity and welfare of the present and future inhabitants of Summit County.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, COLORADO, that the Summit County Addressing and Road Naming Regulations as described in Exhibit A attached hereto be adopted.

BOARD OF COUNTY COMMISSIONERS

Resolution #90-02

Meeting of January 22, 1990

Page 2

ADOPTED this 22nd day of January, 1990.

BOARD OF COUNTY COMMISSIONERS
OF SUMMIT COUNTY, COLORADO

BY:




Marsha Osborn, Chairman

ATTEST:



Colleen Richmond, Clerk and Recorder

Approved as
to term

Legal

BOCCreso89-45

SUMMIT COUNTY ADDRESSING, ROAD NAMING AND NUMBERING REGULATIONS

1. INTENT OF REGULATIONS

- 1.1 To establish an addressing, road naming and road numbering system for unincorporated Summit County which will improve the efficiency of locating a property by use of a street address.
- 1.2 To clarify the policies of the County regarding addressing new projects, re-addressing areas, naming new roads, numbering roads, naming or renaming existing roads, and road and address signage.
- 1.3 To establish and clarify the responsibilities of various County Departments in addressing, road naming, road numbering and road signage.
- 1.4 To establish addressing and road naming policies which can be applied to both the County and the towns, so that there can be more uniformity throughout the county, and improved cooperation between the County and the towns.

2. ROAD NAMING

- 2.1 Access routes proposed or constructed in unincorporated Summit County after the effective date of these regulations that are determined to be either arterials, collectors, local access, low volume, or primitive roads according to the Summit County Road and Bridge Standards must be identified with both a unique road name and a road number.
 - 2.1.2 Access routes proposed or constructed in unincorporated Summit County that are private access easements, or driveways (as defined in the Summit County Road and Bridge Standards) must be identified with both a unique road name and a road number if the access route meets at least one of the following criteria:
 - the access route is over 500 feet in length
 - the access route provides access for 3 or more properties
 - the access route is a frontage road along an existing highway
 - 2.1.3 The Board of County Commissioners are sensitive to the privacy of the access routes as described in section 2.1.2, therefore some exceptions will be allowed so that not all such routes will be required to be identified with a road name and number. The following criteria shall be used by the Engineering Division staff to grant exceptions to section 2.1.2:
 - the buildings and their addresses are plainly visible from the main road from which they would be addressed.
 - identifying the access route does not improve the ability to locate the property.

ADDRESSING, ROAD NAMING AND NUMBERING REGULATIONS

January 22, 1990

Page 2

2.1.4 Once a road name is approved for a proposed road, that name shall not be used for any other road in the County, even if the road is not constructed. Only the owner of the proposed road can relinquish the right to that name.

2.2 It is the intent that all roads in Summit County, including the towns, will have unique names. Since there are many existing roads which do not have unique names, the County Engineering Division will create procedures and implement a plan to change the names of existing roads that have names that are not unique, to change the names of existing roads that have multiple names, and to name roads which have no name. When changing existing roads names, the Board of County Commissioners realizes that in some situations change will cause inconveniences for the public, and may even be impractical. In all cases the Engineering Division will give prior notification to property owners of any road name change. The Engineering Division shall consider the following factors when determining which roads should have their names changed:

- Number of people that live on the road
- When the road was named
- Whether the road is in an unincorporated or an incorporated area
- Whether there are areas along the road that also need to be re-addressed.
- Whether property owners are receptive to change
- Whether the duplicated names are in the same emergency response area
- Whether the road name is inherently identified with a business or a natural feature along the road

2.3 The County Engineering Division shall be responsible for reviewing road names to insure that the names are unique for new roads and for changing of existing road names in unincorporated Summit County. The County Engineering Division will also review road names to ensure that the names are unique for roads in the towns that have agreed to this service through a cooperative agreement. It is not the County's intention to rename roads within the towns which relate to the layout of their town (e.g. First Avenue, Second Street, Main Street, etc.).

2.3.1 Unique shall mean that there are no other roads in the County or towns with the same or a similar name.

- Names that sound similar are not considered unique (e.g., Beach and Peach, Bear Tree and Bearing Tree).
- Same names with a different suffix are not considered unique (e.g., Willow Road and Willow Lake Court, Lake Drive and Lake View Circle, Vail Court and Vail Circle). The County will permit exception to the same name with a different suffix when a court or cul-de-sac has the same name as the street from which it originates.

2.4 It is encouraged that the name of a new or renamed road in unincorporated Summit County have a historic, cultural, geographical, or natural significance to the area.

2.4.1 It will be encouraged that roads within a neighborhood be named using a consistent theme.

ADDRESSING, ROAD NAMING AND NUMBERING REGULATIONS

January 22, 1990

Page 3

- 2.5 New roads or renamed roads in unincorporated Summit County will be given a suffix which indicates the type of thoroughfare (a thoroughfare designation). When a road name is proposed the thoroughfare designation must comply with the following definitions:

Avenues: Thoroughfares classified in the County Road and Bridge Standards as Collectors or Local Access Roads.

Boulevard: A wide street divided by a median.

Circles: Streets that circle returning to themselves, or streets that begin and circle back to the same road.

Courts: A cul-de-sac or dead end street.

Drives: A winding thoroughfare classified in the County Road and Bridge Standards as Collectors or Local Access Roads.

Highways: Designated state or federal routes.

Interstate: Federal routes characterized by limited access, wide right of way, and with through traffic preference.

Lanes: An uninterrupted street ending in a cul-de-sac or dead end.

Loops: See Circles.

Parkway: A special scenic route or park drive.

Paths: A cul-de-sac or dead end road. Also could be a thoroughfare where automobile transportation is secondary to other forms of transportation, i.e. bicycles.

Place: See Courts.

Roads: Thoroughfares classified in the Road and Bridge Standards as Local Access Roads, Low Volume Roads, or Primitive Roads.

Streets: See Avenues.

Trails: See Paths.

Ways: See Courts.

ADDRESSING, ROAD NAMING AND NUMBERING REGULATIONS

January 22, 1990

Page 4

3. ROAD NUMBERING

- 3.1 All new roads in unincorporated Summit County will be given a County road number. The County Engineering Division is responsible for assigning County road numbers.
- 3.2 It is the intent of the County that all existing roads in unincorporated Summit County which are not identified in any way or have only a name will be given a County road number. The County Engineering Division will develop a schedule to complete the assigning of these numbers.
- 3.3 The road number assigned should indicate a general location or use of that road. The following guidelines should be used for assigning the County road number:

Number Range:

Location:

1 - 44

County primary roads.

45 - 79

South of I-70 and north of U.S. 6 and west of and including Landfill Road (Summit County Road 66).

80 - 149

South of U.S. 6, Summerwood and Summit Cove area.

150 - 259

East of Summit Cove along U.S. 6 to top of Loveland Pass. This includes the Keystone area and Keystone Ranch.

260 - 299

Montezuma area and roads off of Montezuma Road (Summit County Road 5).

300 - 499

East of S.H. 9, Swan River basin area. South to and including the developed areas along French Gulch.

500 - 699

East of S.H. 9 and south of the French Gulch area to Hoosier Pass, including the upper French Gulch area.

700 - 899

West of S.H. 9 and south of and including the Breckenridge ski area Peak 8 Base to Hoosier Pass.

900 - 999

West of S.H. 9 and north of and including the Peak Seven area to and including the Farmers Korner area.

1000 - 1074

South of I-70 and east of Wheeler Junction, and north of Farmers Korner. This includes the Frisco area.

ADDRESSING, ROAD NAMING AND NUMBERING REGULATIONS

January 22, 1990

Page 5.

<u>Number Range:</u>	<u>Location:</u>
1075 - 1199	South of I-70 and west of the Ten Mile Range, including the Copper Mountain area.
1200 - 1235	North of I-70, the Frisco area.
1236 - 1299	North of I-70 and west of S.H. 9, the Wilderrest and Mesa Cortina area.
1300 - 1399	West of S.H. 9 and north of and including Ruby Ranch Subdivision to and including Meadowbrook Acres Subdivision.
1400 - 1499	West of S.H. 9 and north of Meadowbrook Acres Subdivision to and including the Slate Creek area.
1500 - 1599	West of S.H. 9, north of Slate Creek area to the Heeney Road (Summit County Road 30).
1600 - 1819	West of S.H. 9, Heeney and Green Mountain Reservoir area.
1820 - 1849	West of S.H. 9, Spring Creek Road (Summit County Road 23) area.
1850 - 1949	East of S.H. 9, north of and including South Forty Subdivision to Blue River Campground.
1950 - 2149	North of I-70 and east of S.H. 9, south of South Forty Subdivision and east to the Eisenhower Tunnel.
2150 - 2399	Open.
2400 - 2499	East of S.H. 9, north of Blue River Campground to Elk Run Road (Summit County Road 2500).
2500 - 2599	East of S.H. 9 and north of and including Elk Run Road (Summit County Road 2500) to Summit County Road 25.
2600 - 2699	East of S.H. 9 and north of Summit County Road 25 to Green Mountain Reservoir.
2700 - 2824	Open.
2825 - 2950	East of S.H. 9, Green Mountain Reservoir area.
2951 -	Open.

ADDRESSING, ROAD NAMING AND NUMBERING REGULATIONS

January 22, 1990

Page 6

- 3.3.1 The County Engineering Division will have the authority to expand the road number guidelines should the need arise.

4. ROAD IDENTIFICATION SIGNS

- 4.1 Road identification signs will be posted on all public roads in unincorporated Summit County that have been identified with a name and number. The Road and Bridge Department will be responsible for posting of road signs on public roads.

4.1.1 Road identification signs for public roads in unincorporated Summit County will be green and will have on one sign the name, and the County Road number. It is understood that many of existing identification signs will have to be replaced to standardize the signs. The Engineering Division and Road and Bridge Department will create a plan for implementing these changes on existing roads.

4.1.2 Neighborhoods may request permission to install road signs using materials other than the standard County sign on public roads where the neighborhood wants to establish a certain design theme. The design of the sign must include both a road name and number. The design must be approved by the Road and Bridge Department, and the names and numbers must be checked by the Engineering Division to ensure that they are correct before the signs are fabricated or installed. The Road and Bridge Department is authorized to disapprove designs which are not legible. Neighborhoods using nonstandard road signs shall be responsible for their maintenance and replacement. Signs must be installed according to the location, height, and lateral clearance standards in the Manual on Uniform Traffic Control Devices. If a nonstandard sign becomes illegible or falls down and is not replaced within 30 days of such occurrence, the Road and Bridge Department may install its own road sign for that road.

- 4.2 It will be encouraged that all private roads in unincorporated Summit County have posted road identification signs of the same color and design as those for public roads.

4.2.1 The Road and Bridge Department will install and pay for road identification signs on private roads in the following situations:

- when the County has the permission of the landowner to install the road identification sign on his/her property.
- when the County has the permission of a Homeowners Association to install the road identification sign on an Association-owned road.
- when the County has an easement across the private land for purposes of installation of a road identification sign.

ADDRESSING, ROAD NAMING AND NUMBERING REGULATIONS

January 22, 1990

Page 7

- 4.2.2 Nonstandard road identification signs on private roads for which addresses have been assigned must be reviewed for their design, name and number by the County Engineering Division prior to installation. The Engineering Division is authorized to disapprove designs which are not legible or use the wrong road name or number. The private landowner or Homeowners Association is responsible for the maintenance and replacement of these identification signs. Road identification signs must be installed according to the location, height, and lateral clearance standards in the Manual on Uniform Traffic Control Devices.

5. ADDRESSING

- 5.1 All buildings in unincorporated Summit County will be addressed based on the Milepost System (also known as Century System). The Milepost System addresses indicate distances along a road and also distances between properties along a road. Distances are indicated in increments of one-thousandth of a mile. Under this system a frontage interval is 5.28 feet.

- 5.1.1 The County Engineering Division shall have sole responsibility for assigning addresses in unincorporated Summit County.

- 5.1.2 Currently Wilderrest area subdivisions are an exception to this policy since that area has been addressed by Wilderrest Real Estate since the beginning of that development. Wilderrest Real Estate shall continue to be responsible for assigning addresses in the Wilderrest area until December 31, 1990. By that date the County Engineering Department shall re-address this area using the County system, with the new addresses becoming effective on January 1, 1991. After that date, the County Engineering Department will have sole responsibility for assigning addresses in that area.

- 5.1.3 In certain situations it may be preferable to have a town address property that is in the County's jurisdiction. The following are situations where the County shall request that a town address a property:

- The property is completely surrounded by a town.
- Use of addresses assigned by a town will improve the ability to locate the properties

- 5.1.4 When a property is annexed by a town, the town shall become responsible for addressing the property. However, a town may seek advice from the County in addressing properties. A town may also request that the County take responsibility for addressing the town or just portions of the town. The County shall assume such responsibility only if the town agrees to have the area addressed based on the milepost system.

- 5.2 All new buildings shall display address characters which identify the property address and are plainly visible and legible from the street or road fronting the property. Address characters shall be at least five inches in height and affixed to the side of the building facing the street on which the property is addressed. For buildings located more than

ADDRESSING, ROAD NAMING AND NUMBERING REGULATIONS

January 22, 1990

Page 8

150 feet from the shoulder or curb of the street, address characters shall be affixed to a sign or post located adjacent to the street on which the property is addressed. This sign or post shall be at least six feet above the ground and shall be located at the point of access 25 feet or less from the shoulder or curve of the street, and shall have address characters at least five inches in height. All address characters shall be of a color and/or material that contrasts with the background on which they are mounted.

5.2.1 Alternate building address signage may be approved by the building official when such signage is plainly visible and legible.

5.2.2 Failure to display the address on new buildings will be grounds for withholding issuance of a Certificate of Occupancy. The Building Department will be responsible for enforcing this policy.

5.3 It is the County's intent that properties be addressed in a logical, consistent manner. Most of the County has already been addressed, but many areas were not addressed in a logical or consistent manner. The Engineering Division shall create procedures and implement a plan to change addresses in areas that have addressing problems. The areas with addressing problems shall be inventoried and prioritized for potential change. These are the following types of problems that will be reviewed by the Engineering Division:

- Addresses which are not sequential
- Addresses used which were derived from a road that does not provide access to the property
- Address numbers which were not assigned according to the regulations designated in section 6 of these regulations

5.4 After the Engineering Division has implemented a plan for re-addressing areas of the county, any existing buildings in unincorporated Summit County that do not have a correct address or the address is not posted in accordance with the policy in Section 5.2 will be in violation of these regulations.

5.4.1 The Engineering Division shall be responsible for enforcement of section 5.4. Whenever the Engineering Division has personal knowledge, or has been notified of a violation as stated in section 5.4, it shall be the responsibility of the Engineering Division to give written notice to the violator to correct such violation within thirty days after the date of such notice. If the violator fails to correct the violation within thirty days, the Engineering Division may request enforcement of the provisions of section 5.4 in accordance with CRS 30-28-124 or any other remedy provided by law.

6. ASSIGNING ADDRESS NUMBERS

6.1 As numbers progress sequentially on a road, even numbers shall always be on the right hand side and odd numbers shall always be on the left hand side of the road. The even and odd sides of a road shall be maintained throughout the entire length of road

ADDRESSING, ROAD NAMING AND NUMBERING REGULATIONS

January 22, 1990

Page 9

regardless of whether the such road extends in a different direction than its original direction.

- 6.2 For measurement purposes the beginning of a road will be at the center of the intersection where the road begins. The distance along a road will be measured from the beginning of the road, proceeding along the centerline of the road, to the point perpendicular to the location that needs the address. The perpendicular point will vary depending on the type of development:

Single family lots an acre or less in size will be measured to the center of the lot frontage.

Single family lots over an acre in size will be measured to a point perpendicular to the center of the building or the center of the driveway depending on what information is available at the time when the address is being assigned.

Other developments will be measured to the center of the building.

6.2.1 Measuring can be done by either measuring from the beginning of the road, as described in 6.2, or by measuring from the previous mile marker on the road.

6.2.2 Circle streets will be addressed as if they have only one point of beginning. That point of beginning will be the entrance which is first encountered in the typical flow of traffic. If there is no apparent point of beginning for the road, the addresses will be assigned so that they proceed in a clockwise direction.

6.2.3 Addresses for corner lots will be based on the street from which the front entrance faces. If the front entrance is not obvious, the address will be based on the street from which the structure takes access.

- 6.3 The following are specifications for addressing certain types of development:

Apartments: Separate addresses shall be given for each building. Units shall use both building address and the unit number as their address.

Caretakers units: If the unit has a separate entrance or is a separate building from the primary residence the unit shall have a separate address than the primary residence.

Commercial areas, indoor: Separate addresses shall be given for each building, and units within a building shall use both the building address and the unit or space number.

Commercial areas, outdoor: If each unit in the commercial area has a separate outdoor entrance, each unit will be given a separate address.

Condominiums: A separate address shall be given for each building, and units shall use both the building address and the unit number as their address.

Duplexes: Separate addresses shall be given for each unit.

ADDRESSING, ROAD NAMING AND NUMBERING REGULATIONS

January 22, 1990

Page 10

Mobile home parks: One address shall be given for the entire development. Individual mobile homes shall use both the address for the development and the space number.

Mobile home subdivisions: Separate addresses shall be given for each dwelling.

Secondary units: If the secondary unit has a separate outdoor entrance from the primary residence, the secondary unit will be given a separate address from the primary residence.

Single family residence: A separate address shall be given for each dwelling.

Townhomes: When all townhome units within a development face the road they would be addressed from, the units will be given separate addresses for each unit. If the development includes units that do not face the road from which they would be addressed, one address will be given to each building, and units shall use both the building address and the unit number.

7 IMPLEMENTING THESE REGULATIONS

7.1 These policies will be implemented on new projects immediately upon adoption.

8. AUTHORITY

8.1 These regulations are adopted pursuant to Colorado Revised Statutes 30-28-111 to 30-28-116 and 30-28-124.

ad/ac.d.poi

RESOLUTION NO. 93 - 22
BOARD OF COUNTY COMMISSIONERS
OF THE
COUNTY OF SUMMIT
STATE OF COLORADO

AMENDING RESOLUTION NO. 90-02 CONCERNING THE ADDRESSING OF
CONDOMINIUMS AND TOWNHOMES

WHEREAS, on January 22, 1990 the Board of County Commissioners adopted the Summit County Addressing, Road Naming, and Numbering Regulation by Resolution 90-02 in order to promulgate a coordinated and standardized addressing, road naming, and road numbering system for Summit County; and

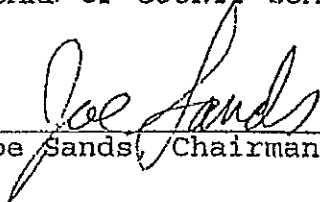
WHEREAS, such regulations requires that condominiums and townhomes be assigned addresses in different manners; and

WHEREAS, the Community Development Department recommends that such regulations be amended in order to simplify the regulations so that condominiums and townhomes are addressed in the same manner.


NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SUMMIT, STATE OF COLORADO that Section 6.3 of the Summit County Addressing, Road Naming, and Numbering Regulations is hereby amended to read as shown on the attached Exhibit "A".

DATED this 8th day of March, 1993.


COUNTY OF SUMMIT
STATE OF COLORADO
By and Through its
BOARD OF COUNTY COMMISSIONERS



Joe Sands, Chairman

Approved as
to form

Legal

ATTEST:



Doris L. Brill, Clerk & Recorder

439904
DORIS L. BRILL

1993 MAR 19 A 10:46
SUMMIT COUNTY RECORDER

EXHIBIT A

6.3 The following are specifications for addressing certain types of development:

[REDACTED]

Commercial areas, indoor: If each unit in the commercial area has a separate outdoor entrance, each unit will be given a separate address.

Duplexes: Separate addresses shall be given for each unit.

Mobile home parks: One address shall be given for the entire development. Individual mobile homes shall use both the address for the development and the space number.

Mobile home subdivisions: Separate addresses shall be given for each dwelling.

Single family residence: A separate address shall be given for each dwelling.

[REDACTED]

EXHIBIT A

The following are specifications for addressing certain types of development:

Apartments: Separate addresses shall be given for each building. Units shall use both building address and the unit number as their address.

Caretakers units: If the unit has a separate entrance or is a separate building from the primary residence the unit shall have a separate address than the primary residence.

Commercial areas, indoor: Separate addresses shall be given for each building, and units within a building shall use both the building address and the unit or space number.

Commercial areas, outdoor: If each unit in the commercial area has a separate outdoor entrance, each unit will be given a separate address.

Duplexes: Separate addresses shall be given for each unit.

Mobile home parks: One address shall be given for the entire development. Individual mobile homes shall use both the address for the development and the space number.

Mobile home subdivisions: Separate addresses shall be given for each dwelling.

[REDACTED]