

January 26, 2023

Dear Property Owner,

A new address has been assigned to your property in Routt County. The official address for your property is as follows:

ADDRESS: 12300 CO RD 56

Current Owner: SUNN RANCH LLC

Parcel ID #: 926193002

Legal Description: ALL OF THE NW4SW4 (AKA LOT 3) AND PT OF NE4SW4 N OF THE CENTERLINE OF RCR 56 SEC 19-8-87
TOTAL: 47.58 +/-

Please confirm this address with your telephone service provider to ensure that the e911 system can help emergency responders locate your home in the event of an emergency. We also encourage you to contact the US Postal Service and any utility company, or other agencies which may need to hold your physical address on file and notify them of your correct address.

To be alerted about emergencies in your area, please update your address information at www.RouttCountyAlerts.com. This system enables us to provide you with critical information quickly in a variety of situations, such as severe weather, unexpected road closures, missing persons and evacuations of buildings or neighborhoods.

Please refer to the following excerpt from Section 11 of the "*Routt County Addressing Requirements*" when considering address number signage for your home/business.

Address Number Signage:

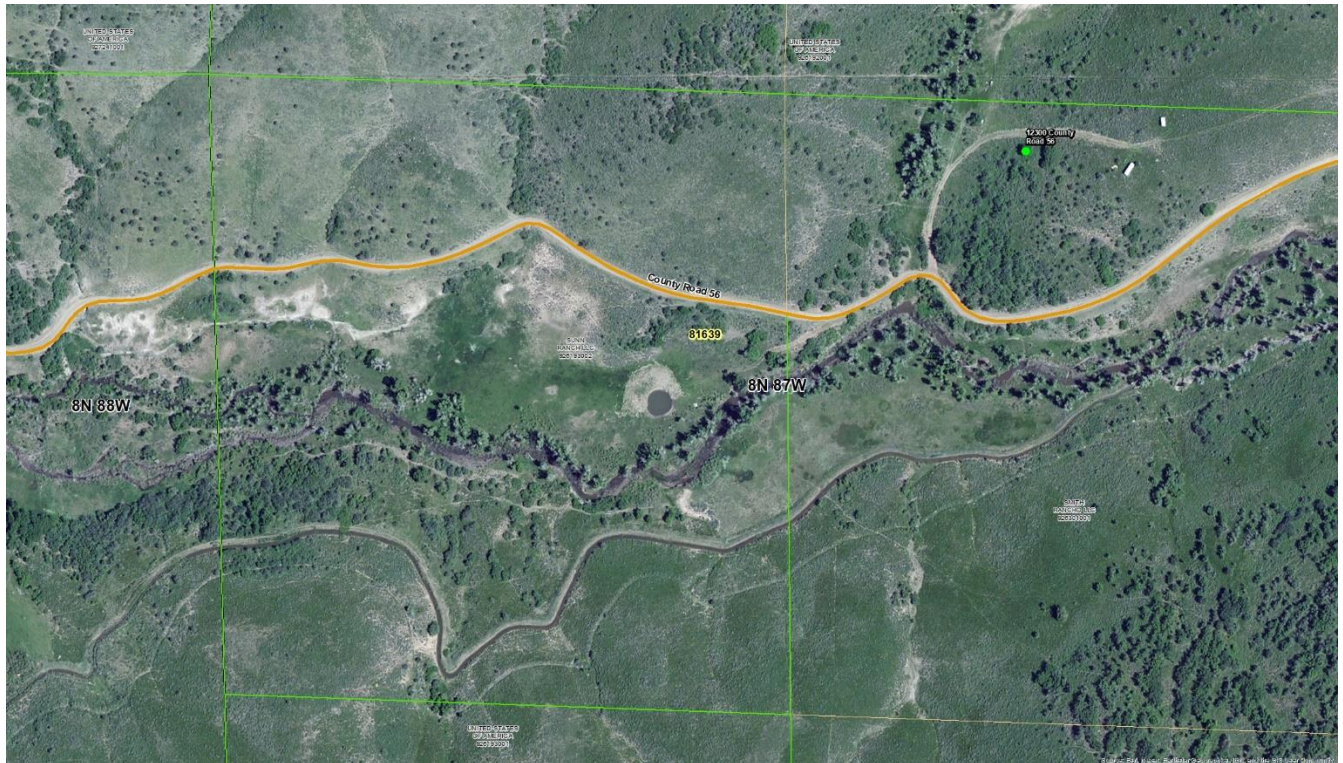
All residences and businesses shall display address numbers or characters which identify the property address and are plainly visible and legible from the street or road fronting the property.

A. Numbers shall be displayed clearly from the road at all times. Consideration should be made in regard to visibility to seasonal changes, landscaping, daylight and evening lighting. For buildings which are not visible from the street or located more than 50 feet from the shoulder or the curb of the street, address characters shall be affixed to a free-standing sign or post located adjacent to the road on which the property is addressed. This sign or post shall be located 25 feet or less from the shoulder or curb of the road at the point of access. The post shall be a minimum of five feet in height from the ground and not exceed 7 feet. Numbers may be placed vertically and read from top to bottom if a post is used, or the numbers may be placed horizontally on a sign affixed to the post. All address characters shall be of a color and/or material that contrasts with the background on which they are mounted; however, Routt County recommends the use of reflective numbers or characters to enhance visibility at night. All address characters and numbers shall be at least 4 inches in height unless they are reflective in which case they may be as small as 3 inches in height.

B. Addresses shall be posted prior to construction of a new building or as soon as the address is issued by the GIS Department. Failure to display the address of new buildings pursuant to this section will be grounds for withholding issuance of a Certificate of Occupancy by the Routt County Building Department. In addition, the Building Department may refuse to make inspections if the address of the property is not displayed pursuant to these Regulations.

C. It shall be the responsibility of the owner of a Buildable Lot to maintain address signage pursuant to these Regulations.

If you have any questions or need additional information regarding this address, please contact Routt County GIS using the contact information below.



Sincerely,

Laura Crosby Meyers, GISP

GIS Analyst
Routt County GIS Department
136 6th Street, Suite 210
Steamboat Spgs, CO 80477
970-870-5464
lmeyers@co.routt.co.us

