



Certificate of Temporary Occupancy

PERMIT NUMBER: SPRRN220704

BUILDING TYPE: Type IIA (1 hour)

OCCUPANCY CLASS M - Mercantile

CERTIFICATE ISSUED: November 22, 2022

EXPIRATION DATE: February 28, 2023

PROPERTY ADDRESS: 2305 MT WERNER CIR;

LEGAL DESCRIPTION: GONDOLA SQUARE CONDOS COMMON AREA

WORK DESCRIPTION: The work is to include the interior renovation of the Existing Building A storage space to create a new mercantile occupancy retail space.

OWNER(S): GONDOLA SQUARE CONDOS

APPLICANT(S): Adam Ambro
1225 17th Street, Suite 150
Denver, CO 80202SSRC - Sandy Bourn
2305 MT WERNER CIR
STEAMBOAT SPRINGS, CO 80487

CONDITIONS:

Department	Description
Finance	<p>Use Tax ReconciliationThe City of Steamboat Springs Finance department has approved a TEMPORARY CERTIFICATE (TCO/TCC) on this project. A construction use tax reconciliation is required within 90 days to be compliant with the City of Steamboat Springs Municipal Code AND before signoff for the FINAL certificate of occupancy/completion with the Routt County Building Department.</p> <p>This information is sent to the email listed in City View. Please forward this information to the appropriate</p>

	person to get this completed timely.
Building Department	The applicant/owner has requested to utilize a future ADA compliant restroom for this new tenant space to be constructed with Building B in the near future, versus constructing a single ADA uni-sex restroom inside of the Mercantile retail shop under this permit. We can provide a TCO for this permit upon completion with the condition added that full CO will not be provided until the permit for Building B is issued.

This letter is to serve as a "Temporary Certificate of Occupancy" and has been issued in compliance with the adopted codes of the jurisdiction at the time of permit issuance. The expectation of the Routt County Regional Building Department is that the conditions currently unfinished shall be completed prior to the expiration date. The Routt County Regional Building Department reserves the right to revoke this Temporary Certificate of Occupancy at any time or choose not to extend it beyond the expiration date. The applicant is responsible for completing all conditions prior to the expiration date and is responsible to call for re-inspection of these items upon completion.



Building Official