



Certificate of Temporary Occupancy

PERMIT NUMBER: SPRRN231785

BUILDING TYPE: Type IIA (1 hour)

OCCUPANCY CLASS B - Business

CERTIFICATE ISSUED: March 11, 2024

EXPIRATION DATE: June 30, 2024

PROPERTY ADDRESS: 405 ANGLERS DR;

LEGAL DESCRIPTION: SUNDANCE PLAZA SUBDIVISION 7AC

WORK DESCRIPTION: Tenant Improvement of Existing Commercial Storefront, 405 Anglers Drive Steamboat Springs - Unit D, to a Therapy Business. New interior non load bearing partitions, no exterior work. 3 infared sauna units, 3 cold plunge tub units all to be installed.

OWNER(S): SUNDANCE PLAZA LLC
3528 PRECISION DR STE 100
FORT COLLINS, CO 80528

APPLICANT(S): Urban Remodz LLC
3550 S Downing St
Englewood, CO 80113

CONDITIONS:

Department	Description
Sales Tax Department	Use Tax Reconciliation
Building Department	TCO Approved for the business to open and operate sauna equipment only, below item must be approved prior to using the cold plunge tubs. 1. Environmental Health inspection required to verify the disinfection equipment is functioning properly and the cold plunge tubs meet water quality standards. Contact Heather Savalox.

Building Department	<p>Final inspection is approved for a Temporary Occupancy Certificate for the business to open to the Public to use the Recovery Room, Reception Entry way area, Waiting Area and Open Area including the Rinse off Station, and also for Private Room #1 and the Ally Sauna in this room. Owner to maintain a free path of egress while other work continues assembly equipment and furniture.</p> <p>Conditions and Areas not approved under this TCO:</p> <ol style="list-style-type: none"> 1. Cold Plunge Tubs 2. 6-person sauna 3. Private Room #2 and Ally Sauna. 4. Light Booth and Light Booth Room
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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