



Certificate of Temporary Occupancy

PERMIT NUMBER: SPRAD210636

BUILDING TYPE: Type VB (Unprotected)

OCCUPANCY CLASS A-2b - Assembly, restaurants, bars, banquet halls

CERTIFICATE ISSUED: March 12, 2024

EXPIRATION DATE: June 30, 2024

PROPERTY ADDRESS: 1901 CURVE PLZ;

LEGAL DESCRIPTION: LOT 1, WORLDWEST SUBD (LESS ROW REC#779286, 781467: 0.098 AC) TOTAL: 4.212 AC

WORK DESCRIPTION: Interior and exterior selective demolition and renovation work within northern portion (approx 10,000 SF) of the existing Building to create three separate Commercial suites (mercantile, fitness room, and business occupancies), with a new core bathroom area, and renovated space to serve as the residential lobby for the adjacent new five-story apartment building (ref. Permit No. SPRMU220151). This permit seeks to obtain a Certificate of Occupancy for the three Commercial tenant uses

OWNER(S): FV BASECAMP, LLC
2201 WISCONSIN AVENUE NW
STE 200 WASHINGTON, DC 20007

APPLICANT(S): May Riegler Properties, LLC (Gaby & Kevin Riegler)

CONDITIONS:

| Department | Description |
|---------------------|--|
| Finance | Use Tax Reconciliation |
| Building Department | Building Department Conditions to be Completed: Submit TAB Report for HVAC system |
| Building Department | Building Department Conditions to be Completed 1. Submit letter and floor plan of unused area that will be tenant finish at later date. |

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