



# Certificate of Temporary Occupancy

**PERMIT NUMBER:** SPRRN231785

**BUILDING TYPE:** Type IIA (1 hour)

**OCCUPANCY CLASS** B - Business

**CERTIFICATE ISSUED:** March 21, 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	Building Department Conditions to be Completed: 1-Install cold plunge tubs. 2-Complete ADA grab bar per approved plans. Other TCO conditions resolved
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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.



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Building Official