



Certificate of Temporary Occupancy

PERMIT NUMBER: SPRRN241637

BUILDING TYPE: Type VB (Unprotected)

OCCUPANCY CLASS B - Business
R-2 - Residential, multiple family
S-1 - Storage, moderate hazard

CERTIFICATE ISSUED: July 31, 2025

EXPIRATION DATE: October 31, 2025

PROPERTY ADDRESS: 1900 BRIDGE LN, UNIT:4;

LEGAL DESCRIPTION: UNIT 4, RIVERFRONT PARK F2

WORK DESCRIPTION: This permit is being applied for to account for a single shower added to a pre-existing main floor bathroom in the rear portion of the main level, the owner will be removing the shower and all water and dwv lines inside the wall and floor cavities, and will not have a shower installed. The owner will have new type x 5/8" gypsum installed in the fire sprinkler riser room due to someone removing this required dryewall on the party wall adjacent to the next unit. The owner would like to restore the original occupancy use of Unit #4 on the main level to be for commerical use only and used as S-1 Occupancy use mixed with B-Occupancy for business and storage use, on the existing second story level this will be used strictly for commerical buisness offices, no residential use at all on level 1 or 2. The third level will remain R-2 dwelling unit.

OWNER(S): WELLS, ROD COY & BERTINI, HEATHER LYNNE (JT)
1900 BRIDGE LANE
4B STEAMBOAT SPRINGS, CO 80487

APPLICANT(S): WELLS, ROD COY & BERTINI, HEATHER LYNNE (JT)
1900 BRIDGE LANE
4B STEAMBOAT SPRINGS, CO 80487Heather Bertini
<NO STREET ADDRESS>
CO

CONDITIONS:

Department	Description
Planning Department	Prior to issuance of a Temporary Certificate of Occupancy (or Certificate of Occupancy), the Department of Planning and Community Development will inspect the site to ensure the project has been built in accordance with the approved plans and the Community Development Code. Specifically this will include inspection of parking lot striping. [Jeremy Brown @ 04/23/2025 7:50 AM]
Planning Department	Prior to issuance of a full Certificate of Occupancy, the Department of Planning and Community Development will inspect the site to ensure the project has been built in accordance with the approved plans and the Community Development Code. Specifically this will include inspection of landscape plantings and interior parking lot landscape forms. [Jeremy Brown @ 04/23/2025 7:51 AM]

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