



## Certificate of Temporary Occupancy

**PERMIT NUMBER:** SPRNR231281

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

**OCCUPANCY CLASS** R-1 - Residential, hotels

**CERTIFICATE ISSUED:** November 25, 2025

**EXPIRATION DATE:** February 28, 2026

**PROPERTY ADDRESS:** 3300 S LINCOLN AVE;

**LEGAL DESCRIPTION:** LOT 1 INDIAN MEADOWS F3

**WORK DESCRIPTION:** New construction of a 63,527 GSF 4-story, 90 unit hotel

**OWNER(S):** GRAY STONE, LLC  
83 E 120TH AVE  
THORNTON, CO 80233

**APPLICANT(S):** Maurer Construction LLC  
2621 Connery Way  
Missoula, MT 59808  
Zenobia Consultants - Ben Beall  
257 Spruce St  
Steamboat Springs, CO 80487

### CONDITIONS:

Department	Description
Finance	Use Tax Reconciliation
Planning Department	At the time of project completion, request certificate of occupancy inspections from the Department of Planning and Community Development to ensure the project has been built in accordance with the approved plans and the Community Development Code. The inspection may include but is not limited to general site planning and grading, landscaping and revegetation, outdoor lighting, parking and parking lot striping, retaining walls, building height and location, number of dwelling units, and consistency with approved building

	design.
Planning Department	Compliance with PL20230055, PL20230056, and PL20250363 conditions of approval required.
Engineering	At the time of project completion, a Completion Letter signed and sealed by the Engineer of Record shall be uploaded to the associated building permit in CityView Portal against the applicable condition. Upon receipt of the letter, Engineering will review and perform a Final Site Inspection for the TCO/CO request.
Engineering	An executed Ownership and Maintenance Agreement for the Permanent Water Quality Treatment Facility shall be recorded prior to Certificate of Occupancy/Completion. The agreement will be processed via a new Permanent Water Quality Treatment Facility Registration License application. For more information on that process, refer to the link provided. <a href="https://www.steamboatsprings.net/1336/CityView-FAQ">https://www.steamboatsprings.net/1336/CityView-FAQ</a>
Building Department	Environmental Health Conditions to be completed Retail Food Plan Review and inspection. Contact <a href="mailto:rmelzer@co.routt.co.us">rmelzer@co.routt.co.us</a> Hotel Spa final inspection [Rick Melzer @ 11/20/2025 1:16 PM] Retail food space is closed until inspection [Madison Ross @ 11/25/2025 8:12 AM] Pool/Spa is closed until inspection [Madison Ross @ 11/25/2025 8:13 AM]
Fire Prevention	Must get a fire dept lock box and locking up keys prior to full CO. [Shannon Yaconiello @ 11/21/2025 4:20 PM]

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