

Certificate of Approval

Routt County Regional Building Department
City of Steamboat Springs

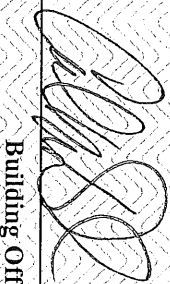
This Certificate issued pursuant to the requirements of Section 110 of the 2003 International Building Code certifies that the work described below has been inspected for compliance with the requirements of this code for the occupancy and the use for which the proposed occupancy is classified.

Use Classification: DEMOLITION OF BUILDING - THUNDERHEAD CONDOS &
Building Permit No: SB-08-237

Group: _____
Type of Construction:
Owner: STEAMBOAT STS DEVELOPMENT LLC

Use Zone:
Address:
1660 L ST NW, STE 600
WASHINGTON, DC 20036

Building Address: 1965 SKI TIME SQUARE DRIVE
Legal Description: TR IN SW4SW4 SEC 22-6-84 (SKI TIME ☐ SQUARE)



Building Official

Date: 12/31/08

POST IN A CONSPICUOUS PLACE

The following signatures certify compliance with various ordinances and regulations for the jurisdiction.

Planning Department	<u>Chris Pearson</u>	Date	<u>12-22-08</u>
Engineering Department	<u>Danney Paul</u>	Date	<u>12-11-2008</u>
Health Department		Date	
Fire Department/District	<u>Douglas J. Shaffer</u>	Date	<u>12-8-08</u>
Finance Department	<u>Brian V. King</u>	Date	<u>12-9-08</u>
Address	<u>Savannah</u>	Date	<u>12/4/08</u>

11-24 AM
6:00 am

Request Reporting
Poudre County, CO

Page 29

Requested Inspect Date: Monday, November 24, 2008
Assigned To: [blank]
Inspection Type: BLDG
Inspection Area: S
Site Address: 1365 SKI TIME SQUARE DRIVE S
THUNDERHEAD CONDOS & PARKING

A/P/D Inspection

Activity: SB-08-237 Type: BLDGCMBO Sub Type: DOTHER Status: ISSUED
Const Type: Occupancy: Use: NEW Insp Area: S
Parcel: 938224017
Owner: STEAMBOAT RIVER TRAILER PARK
Phone: 202-331-3820
Contractor: FIORE & SONS INC.
Contractor: GEORGE JOHNSON CONSTRUCTION CO.
Phone: 970-275-4969
Alias: SKI TIME SQUARE - DEMO
Description: DEMOLITION OF BUILDING - THUNDERHEAD CONDOS & PARKING
Notice: DW request CA signoff, PREALL
Comment: - D.S.C.

Requested Inspection(s)

Item: 199 BUILDING FINAL
Requesting: [blank]
Assigned To: [blank]
Action: [blank]
Time Exp: [blank]
Requested Time: 08:00 AM
Phone: [blank]
Entered By: DW-S K

INSPECTION REQUEST REPORT

INSPECTION REQUEST LINE: 879-0013

☒ ENTERED

ITEM	WORK INSPECTED	OK	N/ OK	NA	REMARKS
1	Bldg	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11/24 Debris piles
	Final	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11/25 Dirt piles
	Deans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Th lodge	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11/26 complete
	area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

☐ PARTIAL APPROVAL ☒ APPROVED ☐ DISAPPROVED ☐ REINSPECTION REQUIRED

DATE 11/24/08 TIME 11:35 AM ☐ PM ☐ INSPECTOR [signature] PAGE OF

REPT131

Run Id: 8320

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1005 1/2 S. W. 10th Ave. #1005
Fort Lauderdale, FL 33304

© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 115–121

44-38861-1 (3, 4, 12) (10/10/50)

JAMES M. HILL

ROUTT COUNTY REGIONAL BUILDING DEPARTMENT

BUILDING PERMIT APPLICATION

BUILDING ☐ PLUMBING ☐ ELECTRICAL ☐ MECHANICAL

Office Phone: (970) 870-5566

PERMIT #: SB-08-237

Job Address: 1965 SKI TIME SQUARE DRIVE S

IN 5/27/08

OUT 5/27/08

LEGAL DESCRIPTION

TR IN SW4SW4 SEC 22-6-84 (SKI TIME SQUARE)

LOT: BLOCK: TRACT: PARCEL ID #: 936223017

PEOPLE:

OWNER STEAMBOAT STS DEVELOPMENT LL05/09/2008 Phone: 202-331-3820
1660 L ST NW, STE 600
WASHINGTON, DC
20036-5676

License:

CONTRACTOR FIORE & SONS INC. 05/09/2008 Phone:
730 WEST 62ND AVENUE
DENVER
CO 80216

License: C-4914

CONTRACTOR GE JOHNSON CONSTRUCTION CO. 05/09/2008 Phone: 970-275-4969

JASON BUTTS, SUPERINTENDENT
25 NO CASCADE AVE STE 400
COLORADO SPRINGS
CO 80903
License: C-4915

CA mailed to GC 1/2/09

CA started 12/2/08

DESCRIPTION OF WORK:

NEW: Y ADD: N ALT: N REPAIR: N

CHARACTER AND USE:

DEMOLITION OF BUILDING - THUNDERHEAD CONDOS & PARKING

VALUATION INFORMATION: Use Calculated valuation?

Site-built calculated valuation:

Occupancy	Type	Factor	Sq Feet	Valuation
	Totals...			\$0.00*

Submitted valuation: \$0.00

Mobile/Manufactured/Factory-built Dealer Cost: \$0.00

Total Valuation: \$0.00

FEES:

Description	Amount
Building Fee - Steamboat	30.00
General Fire Rev City	25.00

SPECIAL CONDITIONS:

TYPE OF CONSTRUCTION:

OCCUPANCY CLASSIFICATION:

DWELLING UNITS: 0

NO OF STORIES:

OCC. LOAD:

FIRE ALARM REQ:

FIRE SPRINKLERS REQUIRED:

USE ZONE:

APPLICATION ACCEPTED BY: DS-S

FOUNDATION APPROVED BY:

PERMIT APPROVED BY:

FOUNDATION ISSUED BY:

PERMIT ISSUED BY: DS 7/3/08

REQUIRED APPROVALS:

Item: 00010 OK ZONING 6-19-08
Item: 00030 OK FIRE DEPARTMENT 5/27/08
Item: 00040 OK ENGINEERING DEPT 6/13/08
Item: 00060 OK ELECTRIC COMPANY 5/16/08
Item: 00071 OK ATMOS ENERGY 5-16-08
Item: 00080 OK WATER DISTRICT 5-19-08
Item: 00090 OK CABLE TV COMPANY 5/16/08
Item: 00100 OK FINANCE DEPARTMENT 5/23/08
Item: 00011 OK ADDRESS 5/27/08
Item: 00101 ASSESSOR REVIEW

NOTICE

SEPARATE FEES ARE REQUIRED FOR ELECTRICAL, PLUMBING, HEATING, VENTILATING OR AIR CONDITIONING.

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

[Signature]
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

5-9-08
DATE

SIGNATURE OF OWNER (IF OWNER BUILDER)

DATE

Activity Number: SB-08-237
For Office Use Only

BUILDING PERMIT APPLICATION WORKSHEET
FOR SITE BUILT CONSTRUCTION ONLY
ROUTT COUNTY REGIONAL BUILDING DEPARTMENT

Project Address: 1965 SkiTime Square Drive Parcel ID Number: Thunderhead Condos & Parking
Legal Description: Tracts D&E, per description document attached

Property Owner: STEAMBOAT TH DEVELOPMENT LLC Phone: (202) 331-3800

Owner's Mailing Address: 1660 L Street NW Suite 600
City, State: Washington, DC Zip: 20036

Tenant: _____ Phone: _____

Tenant's Mailing Address: _____
City, State: _____ Zip: _____

Contractor: Fiore & Sons Phone: 303-429-8893

Contractor's Mailing Address: 730 W. 62nd Avenue
City, State: Denver, CO Zip: 80216

Architect: _____ Phone: _____

Architect's Mailing Address: _____
City, State: _____ Zip: _____

Engineer: _____ Phone: _____

Engineer's Mailing Address: _____
City, State: _____ Zip: _____

Type of Work: ☐ New ☐ Addition/Alteration ☐ Tenant Finish ☒ Demo ☐ Repair

Description of Work: _____

Character and Use: future redevelopment

Description of Construction: (Outside to outside dimensions)

Number of Stories 4 Area of 1st Level _____ ☐ Unfin Other () _____ ☐ Unfin

*Area of Garage _____ Area of 2nd Level _____ ☐ Other () _____ ☐

Area of 3rd Level _____ ☐ Area of Decks _____

Submitted Valuation \$ _____ Area of Basement _____ ☐ Area of Porches _____

Calculated Valuation \$ _____ *Total Floor Area _____ *Dwelling electrical fees based on sum of these.

For Office Use Only

+ + = | + =
Permit Fee Plan Check Fee County Use Tax Total County Fees City Use Tax City Excise Tax (1.2%) Total City Fees

TABLE 3A

BUILDING PERMIT AND PLAN REVIEW FEES

BUILDING PERMIT FEES:

Total Valuation	Fee
• \$1.00 to \$500.00	\$15.00
• \$501.00 to \$2,000.00	\$15.00 for the first \$500.00 plus \$2.00 for each additional \$100.00 or fraction thereof, up to and including \$2,000.00
• \$2001.00 to \$25,000.00	\$45.00 for the first \$2,000.00 plus \$9.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
• \$25,001.00 to \$50,000.00	\$252.00 for the first \$25,000.00 plus \$6.50 for each additional \$1,000.00 or fraction thereof, up to and including \$50,000.00
• \$50,001.00 to \$100,000.00	\$414.50 for the first \$50,000.00 plus \$4.50 for each additional \$1,000.00 or fraction thereof, up to and including \$100,000.00
• \$100,001.00 to \$500,000.00	\$639.50 for the first \$100,000.00 plus \$3.50 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
• \$500,001.00 to \$1,000,000.00	\$2,039.50 for the first \$500,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
• \$1,000,001.00 and up	\$3,539.50 for the first \$1,000,000.00 plus \$2.00 for each additional \$1,000.00 or fraction thereof

PLAN REVIEW FEE: When a plan or other data is required to be submitted, a plan review fee shall be paid at the time of submitting plans and specifications for review. The plan review fee for buildings and structures shall be 65% of the building permit fee as set forth above.

ROUTT COUNTY REGIONAL BUILDING DEPARTMENT
INSPECTION REQUEST
TO SCHEDULE AN INSPECTION, CALL 970-879-0013

Permit Type...: DOTHER , DEMO - All Other Buildings/Struc **PERMIT NO. SB-08-237**
Permit To.....: DEMOLITION OF BUILDING - THUNDERHEAD CONDOS & PARKING ,
FULL PERMIT APPROVED: 05/28/2008 EXPIRE DATE: F/O ISSUED:
ADDRESS.....: 1965 SKI TIME SQUARE DRIVE S EXCAVATION ONLY ISSUED:

OWNER STEAMBOAT STS DEVELOPMENT LL05/09/2008 Phone: 202-331-3820
1660 L ST NW, STE 600
WASHINGTON, DC
20036-5676
License:

CONTRACTOR FIORE & SONS INC. 05/09/2008 Phone:
730 WEST 62ND AVENUE
DENVER
CO 80216
License: C-4914

CONTRACTOR GE JOHNSON CONSTRUCTION CO. 05/09/2008 Phone: 970-275-4969
JASON BUTTS, SUPERINTENDENT
25 NO CASCADE AVE STE 400
COLORADO SPRINGS
CO 80903
License: C-4915

ALIAS SKI TIME SQUARE - DEMO 05/20/2008 Phone:

License:

No work may be done on any part of the building or structure beyond the point indicated in each successive inspection without prior written approval of the Inspector. Written approval shall be given only after inspections have been made in each successive step as indicated by each of the inspections required. There shall be a final inspection and approval on all building completed and ready for occupancy. No building or structure may be used or occupied and no change in the existing occupancy classification of a building or structure shall be made until a Certificate of Occupancy has been issued.

INSPECTIONS ARE LISTED ON THE REVERSE SIDE OF THIS CARD

WHEN CALLING FOR INSPECTIONS BELOW, PLEASE REFER TO INSPECTION ITEM NUMBER FOR SPECIFIC INSPECTION NEEDED, THIS WILL ASSURE CORRECT NOTATION AND INSPECTOR ASSIGNMENT. USE THE LAST THREE DIGITS OF THE ITEM NUMBER TO SCHEDULE YOUR INSPECTION.

WHILE EVERY EFFORT HAS BEEN MADE TO LIST INSPECTIONS IN SEQUENCE, SOME SPECIAL INSPECTION ITEMS SPECIFIC TO THIS PROJECT MAY BE LOCATED AT THE END OF THE LIST. PLEASE CALL THESE IN AS REQUIRED BY PROGRESS OF JOB.

REQUIRED INSPECTIONS

Item: 00199 BUILDING FINAL

INSPECTION NUMBER/DESCRIPTION

ITEM	DATE	INSPECTOR	ACTION	CORRECTION/REMARKS
------	------	-----------	--------	--------------------

ROUTT COUNTY REGIONAL BUILDING DEPARTMENT

136 Sixth Street * PO Box 773840 * Steamboat Springs, CO 80477 * (970) 870-5566 * FAX (970) 870-5489

PLAN REVIEW COMMENTS

Job Address: 1910 Skitime sq.
Applicant: Steamboat STS Dev., LLC

Plan Log No. SB-08-228- 237
Designer: GE Johnson

Design information:

Occupancy Classification: **N/a**
Character and Use: DEMOP 9 Bldgs
Type of Construction: **n/a**
Number of Stories: **n/a**

1. **Premises identification IBC 501.2.** Approved numbers or addresses shall be provided for newbuildings in such a position as to be clearly visible and legible from the street or roadway fronting the property. Letters or numbers shall be a minimum 3 inches (76 mm) in height and stroke of minimum 0.5 inch (12.7 mm) of a contrasting color to the background itself.

Reviewed by: _Doug Barry_____ Date: May 28, 2008

COPY

ROUTT COUNTY REGIONAL BUILDING DEPARTMENT BUILDING PERMIT APPLICATION

BUILDING ☐ PLUMBING ☐ ELECTRICAL ☐ MECHANICAL

Office Phone: (970) 870-5566

PERMIT #: SB-08-237

Job Address: 1965 SKI TIME SQUARE DRIVE S

LEGAL DESCRIPTION

~~TR IN SW4SW4 SEC 22-6-84 (SKI TIME SQUARE)~~

LOT: BLOCK: TRACT: PARCEL ID #: 936223017

PEOPLE:

OWNER STEAMBOAT STS DEVELOPMENT LL05/09/2008 Phone: 202-331-3820
1660 L ST NW, STE 600
WASHINGTON, DC
20036-5676

License:

CONTRACTOR FIORE & SONS INC. 05/09/2008 Phone:

730 WEST 62ND AVENUE

DENVER

CO 80216

License: C-4914

CONTRACTOR GE JOHNSON CONSTRUCTION CO. 05/09/2008 Phone: 970-275-4969

JASON BUTTS, SUPERINTENDENT

25 NO CASCADE AVE STE 400

COLORADO SPRINGS

CO 80903

License: C-4915

DESCRIPTION OF WORK:

NEW: Y ADD: N ALT: N REPAIR: N

CHARACTER AND USE:

DEMOLITION OF BUILDING - THUNDERHEAD CONDOS & PARKING

VALUATION INFORMATION: Use Calculated valuation?

Site-built calculated valuation:

Occupancy	Type	Factor	Sq Feet	Valuation
	Totals...			\$0.00*

Submitted valuation: \$0.00

Mobile/Manufactured/Factory-built Dealer Cost: \$0.00

Total Valuation: \$0.00

FEES:

Description	Amount
Building Fee - Steamboat	30.00
General Fire Rev City	25.00

SPECIAL CONDITIONS:

TYPE OF CONSTRUCTION: N/A

OCCUPANCY CLASSIFICATION: N/A

DWELLING UNITS: 0

NO OF STORIES: N/A

OCC. LOAD: N/A

FIRE ALARM REQ:

FIRE SPRINKLERS REQUIRED:

USE ZONE:

APPLICATION ACCEPTED BY: DS-S

FOUNDATION APPROVED BY:

PERMIT APPROVED BY: M 5-28-08

FOUNDATION ISSUED BY:

PERMIT ISSUED BY:

REQUIRED APPROVALS:

Item: 00010 _____ ZONING
Item: 00030 _____ FIRE DEPARTMENT
Item: 00040 _____ ENGINEERING DEPT
Item: 00060 M Jk ELECTRIC COMPANY 5/16/08
Item: 00071 OK Day ATMOS ENERGY 5-16-08
Item: 00080 OK WATER DISTRICT 5-19-08
Item: 00090 OK RWY CABLE TV COMPANY 5/16/08
Item: 00100 _____ FINANCE DEPARTMENT
Item: 00011 _____ ADDRESS
Item: 00101 ASSESSOR REVIEW

NOTICE

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I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.


SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

5-9-08
DATE

SIGNATURE OF OWNER (IF OWNER BUILDER)

DATE

Activity Number: SB-08-237
For Office Use Only

BUILDING PERMIT APPLICATION WORKSHEET
FOR SITE BUILT CONSTRUCTION ONLY
ROUTT COUNTY REGIONAL BUILDING DEPARTMENT

Project Address: 1965 SkiTime Square Drive Parcel ID Number: Thunderhead Condos & Parking
Legal Description: Tracts D&E, per description document attached

Property Owner: STEAMBOAT TH DEVELOPMENT LLC Phone: (202) 331-3800

Owner's Mailing Address: 1660 L Street NW Suite 600
City, State: Washington, DC Zip: 20036

Tenant: _____ Phone: _____

Tenant's Mailing Address: _____
City, State: _____ Zip: _____

Contractor: Fiore & Sons Phone: 303-421-8893

Contractor's Mailing Address: 730 W. 62nd Avenue
City, State: Denver, CO Zip: 80216

Architect: _____ Phone: _____

Architect's Mailing Address: _____
City, State: _____ Zip: _____

Engineer: _____ Phone: _____

Engineer's Mailing Address: _____
City, State: _____ Zip: _____

Type of Work: ☐ New ☐ Addition/Alteration ☐ Tenant Finish ☒ Demo ☐ Repair

Description of Work: _____

Character and Use: future redevelopment

Description of Construction: (Outside to outside dimensions)

Number of Stories 4 Area of 1st Level _____ ☐ Unfin Other () _____ ☐ Unfin

*Area of Garage _____ Area of 2nd Level _____ ☐ Other () _____ ☐

Area of 3rd Level _____ ☐ Area of Decks _____

Submitted Valuation \$ _____ Area of Basement _____ ☐ Area of Porches _____

Calculated Valuation \$ _____ *Total Floor Area _____ *Dwelling electrical fees based on sum of these.

For Office Use Only

Permit Fee + Plan Check Fee + County Use Tax = 30.00 | City Use Tax + City Excise Tax (1.2%) = 25.00
Total County Fees Total City Fees

TABLE 3A

BUILDING PERMIT AND PLAN REVIEW FEES

BUILDING PERMIT FEES:

Total Valuation	Fee
• \$1.00 to \$500.00	\$15.00
• \$501.00 to \$2,000.00	\$15.00 for the first \$500.00 plus \$2.00 for each additional \$100.00 or fraction thereof, up to and including \$2,000.00
• \$2001.00 to \$25,000.00	\$45.00 for the first \$2,000.00 plus \$9.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
• \$25,001.00 to \$50,000.00	\$252.00 for the first \$25,000.00 plus \$6.50 for each additional \$1,000.00 or fraction thereof, up to and including \$50,000.00
• \$50,001.00 to \$100,000.00	\$414.50 for the first \$50,000.00 plus \$4.50 for each additional \$1,000.00 or fraction thereof, up to and including \$100,000.00
• \$100,001.00 to \$500,000.00	\$639.50 for the first \$100,000.00 plus \$3.50 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
• \$500,001.00 to \$1,000,000.00	\$2,039.50 for the first \$500,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
• \$1,000,001.00 and up	\$3,539.50 for the first \$1,000,000.00 plus \$2.00 for each additional \$1,000.00 or fraction thereof

PLAN REVIEW FEE: When a plan or other data is required to be submitted, a plan review fee shall be paid at the time of submitting plans and specifications for review. The plan review fee for buildings and structures shall be 65% of the building permit fee as set forth above.

TRACT C (SKI TIME SQUARE)

A TRACT OF LAND IN THE SW1/4SW1/4 OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SAID SECTION 22;

THENCE N 02°21' E, 535.00 FEET ALONG THE WEST LINE OF SAID SW1/4SW1/4 TO THE NORTH ROW OF MT. WERNER ROAD;

THENCE N 80°07' E, 387.33 FEET ALONG SAID ROW TO THE TRUE POINT OF BEGINNING; (SAID POINT BEING ON THE EASTERLY BOUNDARY OF A PARCEL OF LAND CONVEYED BY DEED RECORDED IN BOOK 322 AT PAGE 84);

THENCE NORTH 104.22 FEET ALONG SAID EASTERLY BOUNDARY TO THE SOUTHERLY BOUNDARY OF SAID PARCEL;

THENCE N 53°49' E, 336.85 FEET ALONG SAID SOUTHERLY BOUNDARY TO THE SW CORNER OF A PARCEL OF LAND CONVEYED BY DEED RECORDED IN BOOK 327 AT PAGE 83;

THENCE N 84°00'40" E, 186.00 FEET ALONG SAID SOUTHERLY BOUNDARY TO A POINT ON THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 357 AT PAGE 156;

THENCE S 36°00' E, 55.00 FEET ALONG SAID PARCEL;

THENCE N 82°34'46" E, 326.48 FEET ALONG SAID PARCEL TO AN INTERSECTION WITH THE WEST LINE OF A PARCEL OF LAND CONVEYED BY DEED RECORDED IN BOOK 341 AT PAGE 418;

THENCE S 02°21' W, 240.01 FEET ALONG SAID WEST LINE ON THE NORTH ROW OF MT. WERNER ROAD;

THENCE S 80°07' W, 778.87 FEET ALONG SAID ROW TO THE TRUE POINT OF BEGINNING.

BEARINGS BASED ON THE WEST LINE OF THE SW1/4 OF SECTION 22 BEARING N 02°21' E.

TRACT D (THUNDERHEAD PARKING LOT)

AN UNDIVIDED 37% INTEREST IN A TRACT OF LAND IN THE SW1/4 OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE SW CORNER OF SECTION 22 BEARS S 80°56'22" W, 1282.94 FEET;

THENCE N 80°07'00" E, 180.00 FEET;

THENCE S 04°52'00" E, 316.11 FEET;

THENCE N 27°42'06" W, 75.00 FEET;

THENCE S 75°29'39" W, 85.00 FEET;

THENCE N 01°51'25" E, 189.21 FEET;

THENCE N 44°41'55" W, 103.10 FEET TO THE POINT OF BEGINNING.

TRACT E (THUNDERHEAD CONDOMINIUMS)

CONDOMINIUM UNITS NO. 3, 4, 5, 6, 7, 8, 10, 11, 12, 14, 17, 23, 24, 25, 26, 27, 28, 30, 31, 34, 37, 43, 44, 45, 46, 47, 49, 50, 51, 54, 57, 61, 62, 63, 64, 65, 67, 68, 69 AND 72, INN AT THUNDERHEAD CONDOMINIUMS, ACCORDING TO THE RECORDED LOCATING MAPS RECORDED FEBRUARY 14, 1974 AT FILE NO. 7552, AND AS DESCRIBED IN THE CONDOMINIUM DECLARATION THEREOF RECORDED DECEMBER 31, 1975 IN BOOK 412 AT PAGE 387, AS AMENDED BY INSTRUMENT RECORDED MAY 30, 1978 IN BOOK 452 AT PAGE 410, AND ASSIGNMENT RECORDED MAY 30, 1978 IN BOOK 452 AT PAGE 408, AND THE INSTRUMENT RECORDED FEBRUARY 13, 1991 IN BOOK 661 AT PAGE 343, SUBJECT TO THE TERMS, PROVISIONS AND OBLIGATIONS OF SAID CONDOMINIUM.

TRACT F (THUNDERHEAD LODGE)

A TRACT OF LAND IN THE SW1/4SW1/4 OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH ROW LINE OF MT. WERNER ROAD, FROM WHICH POINT THE SW CORNER OF SAID SECTION 22 BEARS S 80°56'22" W, 1282.94 FEET;

THENCE S 44°41'55" E, 103.10 FEET;

THENCE S 01°51'25" W, 99.98 FEET;

THENCE S 75°29'39" W, 85.84 FEET;

THENCE S 28°51'09" W, 92.90 FEET;

THENCE S 75°29'39" W, 84.89 FEET;

THENCE N 04°32'12" W, 132.26 FEET;

THENCE N 06°54'56" E, 140.41 FEET TO THE SAID SOUTH ROW LINE OF MT. WERNER ROAD;

THENCE N 80°07'00" E ALONG SAID SOUTH ROW LINE 118.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TRACT H (ABEL PARCEL)

A TRACT OF LAND LOCATED IN THE SW1/4SW1/4 SECTION 22, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF SECTION 22;

THENCE N 02°21'00" E, 535.00 FEET ALONG THE WEST LINE OF THE SW1/4SW1/4 SECTION 22 TO THE NORTH ROW LINE OF MOUNT WERNER ROAD;

THENCE N 80°07'00" E, 261.31 FEET ALONG SAID NORTH ROW LINE TO THE SE CORNER OF A PARCEL OF LAND AS CONVEYED BY DEED APPEARING IN BOOK 362 AT PAGE 326;

THENCE N 80°07'00" E, 106.45 FEET ALONG THE NORTH ROW OF MOUNT WERNER ROAD TO THE SE CORNER OF A PARCEL OF LAND AS CONVEYED BY DEED APPEARING IN BOOK 332 AT PAGE 84;

THENCE NORTH 104.22 FEET ALONG THE EAST LINE OF SAID PARCEL AND ITS NORTHERLY PROJECTION TO AN ANGLE POINT OF A PARCEL OF LAND AS DESCRIBED IN THE CONDOMINIUM DECLARATION AS FILED WITH THE CLERK AND RECORDER IN BOOK 324 AT PAGE 261;

THENCE N 53°49' E, 72.57 FEET ALONG THE SOUTH LINE OF SAID PARCEL TO THE EASTERNMOST CORNER OF SAID PARCEL SAID CORNER BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE PROJECTED EASTERLY N 53°49' E, 284.33 FEET TO THE SW CORNER OF A PARCEL OF LAND (PARCEL A) AS CONVEYED BY DEED APPEARING IN BOOK 356 AT PAGE 249;

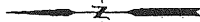
THENCE N 36°11'00" W, 134.01 FEET ALONG THE WEST LINE OF SAID PARCEL TO THE SOUTH ROW OF A ROADWAY;

THENCE S 36°58' W, 105.02 FEET ALONG SAID ROW;

THENCE S 35°14' W, 89.82 FEET ALONG SAID ROW;

THENCE S 48°32' W, 85.44 FEET ALONG SAID ROW TO THE NE CORNER OF THE ABOVE SAID PARCEL (BOOK 356 AT PAGE 249).

OVER →

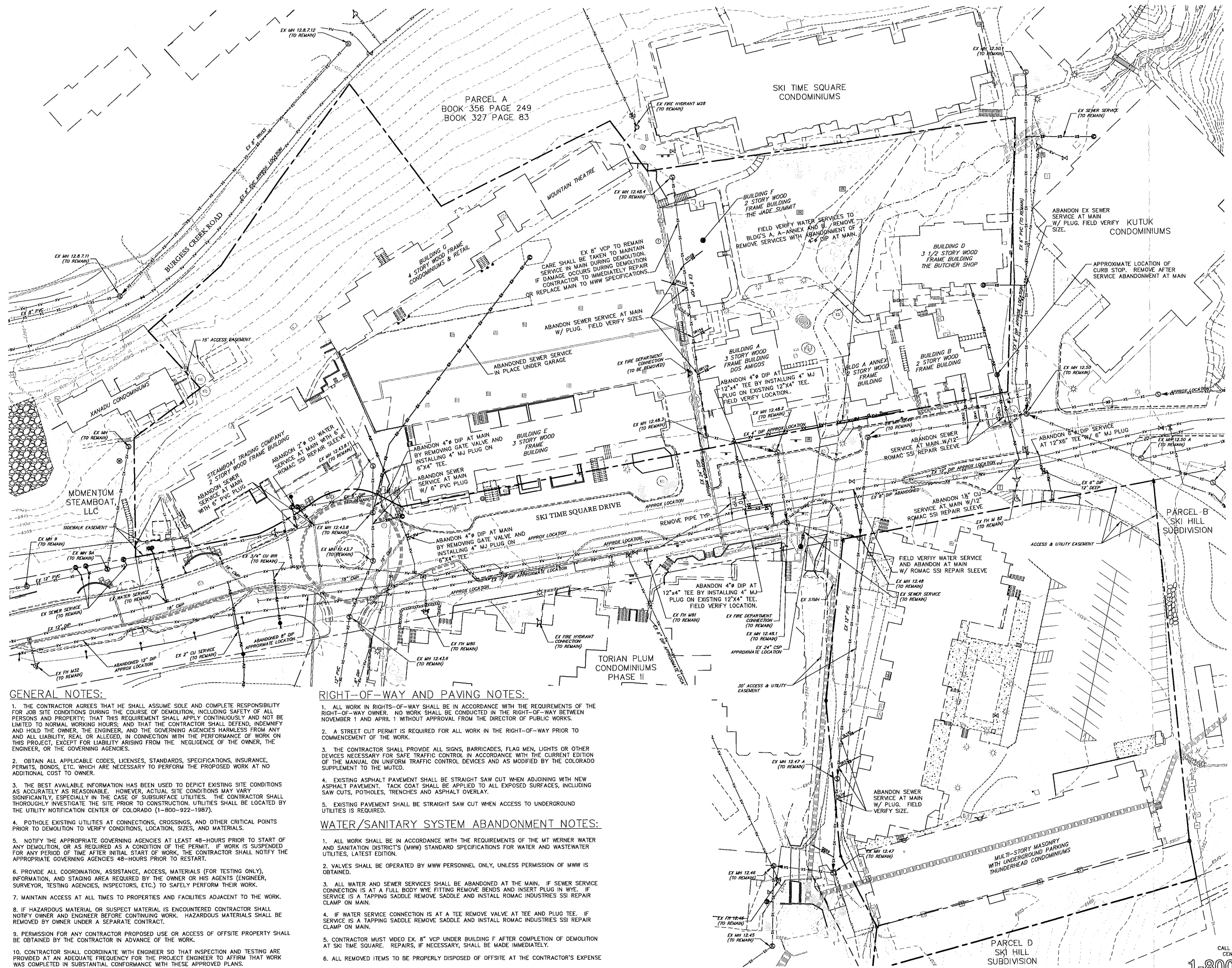


ALTA/ACSM LAND TITLE SURVEY OF
PARCELS OF LAND AND EASEMENTS
LOCATED IN THE SW 1/4 OF SECTION 22,
THE NW 1/4 OF SECTION 27, AND THE
NE 1/4 OF SECTION 28, ALL IN T6N, R84W
OF THE 6TH P.M., CITY OF STEAMBOAT
SPRINGS, COUNTY OF ROUTT, STATE OF
COLORADO.

FOR: SKI TIME SQUARE ENTERPRISES

[illegible]

TRACT D
TRACT E
TRACT F



LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING BUILDING
- EXISTING WALL
- EXISTING BACK OF CURB AND FLOWLINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING BRICK PAVES / WALKWAY
- EXISTING STARS
- EXISTING TRAFFIC SIGN
- EXISTING UNDERGROUND SANITARY SEWER LINE
- EXISTING SANITARY SERVICE
- EXISTING SANITARY SEWER MANHOLE AND CLEANOUT
- EXISTING UNDERGROUND WATER LINE
- EXISTING WATER SERVICE
- EXISTING WATER MANHOLE AND CURB STOP
- EXISTING GATE VALVE AND FIRE HYDRANT
- EXISTING UNDERGROUND GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING ELECTRIC TRANSFORMER AND SECONDARY PEDestal
- EXISTING LIGHT POLE AND LIGHT POLE WITH MAST
- EXISTING UNDERGROUND CABLE TELEVISION LINE
- EXISTING CABLE TELEVISION PEDestal
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING TELEPHONE PEDestal AND TELEPHONE MANHOLE
- EXISTING FIBER OPTIC CABLE
- EXISTING CULVERT W/ END SECTIONS AND RIPRAP
- EXISTING STORM DRAINS AND STORM MANHOLE
- PVC PIPE AND ROOF DRAIN

NO.	DATE	REVISIONS	INT

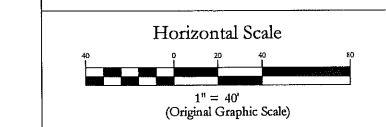
The Atria Group
Steamboat Springs, CO

STS/TH Redevelopment
Water & Sewer Only
Service Abandonment
Plan

DATE: 5-16-08	DGN. BY: DCS
JOB NO. 1994-004	DWN. BY: DCS
FILE: 1994-004 DEMO	CHK. BY: LCI

Vertical Scale: 1" = NA

Contour Interval = 1 Foot



141 9th Street, P.O. Box 77493
Steamboat Springs, Colorado 80477
Phone (970) 871-9494 Fax (970) 871-9299
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MEMBER UTILITIES.

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GENERAL NOTES:

- THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF DEMOLITION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, THE ENGINEER, AND THE GOVERNING AGENCIES HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE NEGLIGENCE OF THE OWNER, THE ENGINEER, OR THE GOVERNING AGENCIES.
- OBTAIN ALL APPLICABLE CODES, LICENSES, STANDARDS, SPECIFICATIONS, INSURANCE, PERMITS, BONDS, ETC. WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK AT NO ADDITIONAL COST TO OWNER.
- THE BEST AVAILABLE INFORMATION HAS BEEN USED TO DEPICT EXISTING SITE CONDITIONS AS ACCURATELY AS REASONABLE. HOWEVER, ACTUAL SITE CONDITIONS MAY VARY SIGNIFICANTLY, ESPECIALLY IN THE CASE OF SUBSURFACE UTILITIES. THE CONTRACTOR SHALL THOROUGHLY INVESTIGATE THE SITE PRIOR TO CONSTRUCTION. UTILITIES SHALL BE LOCATED BY THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987).
- POT HOLE EXISTING UTILITIES AT CONNECTIONS, CROSSINGS, AND OTHER CRITICAL POINTS PRIOR TO DEMOLITION TO VERIFY CONDITIONS, LOCATION, SIZES, AND MATERIALS.
- NOTIFY THE APPROPRIATE GOVERNING AGENCIES AT LEAST 48-HOURS PRIOR TO START OF ANY DEMOLITION, OR AS REQUIRED AS A CONDITION OF THE PERMIT. IF WORK IS SUSPENDED FOR ANY PERIOD OF TIME AFTER INITIAL START OF WORK, THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNING AGENCIES 48-HOURS PRIOR TO RESTART.
- PROVIDE ALL COORDINATION, ASSISTANCE, ACCESS, MATERIALS (FOR TESTING ONLY), INFORMATION, AND STAGING AREA REQUIRED BY THE OWNER OR HIS AGENTS (ENGINEER, SURVEYOR, TESTING AGENCIES, INSPECTORS, ETC.) TO SAFELY PERFORM THEIR WORK.
- MAINTAIN ACCESS AT ALL TIMES TO PROPERTIES AND FACILITIES ADJACENT TO THE WORK.
- IF HAZARDOUS MATERIAL OR SUSPECT MATERIAL IS ENCOUNTERED CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER BEFORE CONTINUING WORK. HAZARDOUS MATERIALS SHALL BE REMOVED BY OWNER UNDER A SEPARATE CONTRACT.
- PERMISSION FOR ANY CONTRACTOR PROPOSED USE OR ACCESS OF OFFSITE PROPERTY SHALL BE OBTAINED BY THE CONTRACTOR IN ADVANCE OF THE WORK.
- CONTRACTOR SHALL COORDINATE WITH ENGINEER SO THAT INSPECTION AND TESTING ARE PROVIDED AT AN ADEQUATE FREQUENCY FOR THE PROJECT ENGINEER TO AFFIRM THAT WORK WAS COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THESE APPROVED PLANS.
- IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" x 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

RIGHT-OF-WAY AND PAVING NOTES:

- ALL WORK IN RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RIGHT-OF-WAY OWNER. NO WORK SHALL BE CONDUCTED IN THE RIGHT-OF-WAY BETWEEN NOVEMBER 1 AND APRIL 1 WITHOUT APPROVAL FROM THE DIRECTOR OF PUBLIC WORKS.
- A STREET CUT PERMIT IS REQUIRED FOR ALL WORK IN THE RIGHT-OF-WAY PRIOR TO COMMENCEMENT OF THE WORK.
- THE CONTRACTOR SHALL PROVIDE ALL SIGNS, BARRICADES, FLAG MEN, LIGHTS OR OTHER DEVICES NECESSARY FOR SAFE TRAFFIC CONTROL IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND AS MODIFIED BY THE COLORADO SUPPLEMENT TO THE MUTCD.
- EXISTING ASPHALT PAVEMENT SHALL BE STRAIGHT SAW CUT WHEN ADJOINING WITH NEW ASPHALT PAVEMENT. TACK COAT SHALL BE APPLIED TO ALL EXPOSED SURFACES, INCLUDING SAW CUTS, POTHOLES, TRENCHES AND ASPHALT OVERLAY.
- EXISTING PAVEMENT SHALL BE STRAIGHT SAW CUT WHEN ACCESS TO UNDERGROUND UTILITIES IS REQUIRED.

WATER/SANITARY SYSTEM ABANDONMENT NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MT WERNER WATER AND SANITATION DISTRICT'S (MWW) STANDARD SPECIFICATIONS FOR WATER AND WASTEWATER UTILITIES, LATEST EDITION.
- VALVES SHALL BE OPERATED BY MWW PERSONNEL ONLY, UNLESS PERMISSION OF MWW IS OBTAINED.
- ALL WATER AND SEWER SERVICES SHALL BE ABANDONED AT THE MAIN. IF SEWER SERVICE CONNECTION IS AT A FULL BODY WYE FITTING REMOVE BENDS AND INSERT PLUG IN WYE. IF SERVICE IS A TAPPING SADDLE REMOVE SADDLE AND INSTALL ROMAC INDUSTRIES SSI REPAIR CLAMP ON MAIN.
- IF WATER SERVICE CONNECTION IS AT A TEE REMOVE VALVE AT TEE AND PLUG TEE. IF SERVICE IS A TAPPING SADDLE REMOVE SADDLE AND INSTALL ROMAC INDUSTRIES SSI REPAIR CLAMP ON MAIN.
- CONTRACTOR MUST VIDEO EX 8" VCP UNDER BUILDING F AFTER COMPLETION OF DEMOLITION AT SKI TIME SQUARE. REPAIRS, IF NECESSARY, SHALL BE MADE IMMEDIATELY.
- ALL REMOVED ITEMS TO BE PROPERLY DISPOSED OF OFFSITE AT THE CONTRACTOR'S EXPENSE.
- REMOVE A MINIMUM OF 10' OF SERVICE LINES FROM MAIN, INSTALL CAPS, PLUGS OR CONCRETE AT REMAINING ENDS OF SERVICE LINES.
- CONTRACTOR TO COORDINATE WITH ALL DRY UTILITIES FOR ABANDONING SERVICES PRIOR TO ANY BUILDING DEMOLITION.
- MT. WERNER WATER TO INSPECT EVERY ABANDONMENT PRIOR TO BACKFILL.