



February 03, 2026

David Clemmer
P.O. Box 775966
Steamboat Springs, CO 80487

Application: PL20260014

Property Location: LOT 1 COPPER RIDGE BUSINESS
PARK F4

Re: PL20260014, Preconsultation - Traffic Scope Approval Form or Waiver Request, Lot 1 Copper Ridge Business Park - Development Application (PS25-0198-DP-Lot1CopperRidgeF4)

Your application was reviewed for completeness on February 03, 2026. The following is not a thorough review. Staff finds the application is incomplete at this time and additional information is required in order to review this proposal. Review of your application will resume upon resubmittal of all required items outlined below. Please address all comments and provide all requested items in one submittal to the Planning Department. Per CDC Section 702.I, you are required to provide a complete response that adequately addresses each comment or formally request an extension within 30 days of the date of this letter or the application may be terminated.

Preliminary Review Corrections:

- All applicable plan sheets and documents shall be signed and sealed by the Engineer, Surveyor, and/or Architect, as appropriate, and considered final, prior to Engineering's review. Applicable submittal items may vary depending on application type. For more information regarding applicable submittal items, refer to "Complete Application Information" located in the Planning Department's webpage (<https://www.steamboatsprings.net/1387/Complete-Application-Information>).

The applications shall only be considered complete when all of the above information is submitted. The applications will not be processed further until the application is considered complete.

Feel free to contact me with any questions or concerns.

Sincerely,
City of Steamboat Springs

A handwritten signature in black ink that reads "Adan Camano".

Adan Camano
Staff Engineer