



February 10, 2026

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

**Re: Preconsultation - Traffic Scope Approval Form or Waiver Request (PL20260014) for Lot 1
Copper Ridge Business Park - Development Application (PS25-0198-DP-Lot1CopperRidgeF4)
at 236600001**

Dear David Clemmer,

Your proposal has generated comments that need resolution prior to approval. Please address each comment and provide all requested items in one submittal. Please submit materials digitally through the Portal on our website.

Engineering Review (Reviewed By: Emrick Soltis, P.E., CFM)

1. Narrative shall evaluate all criteria in section 6.2.1 of the Engineering Standards

Sincerely,
Adan Camano

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

Staff Engineer