



April 05, 2023

APEX Architecture, PC  
1041 Lincoln Ave #160  
STEAMBOAT SPRINGS, CO 80487

**Re: Preconsultation - Traffic Scope Approval Form or Waiver Request (PL20230057) for Steamboat Christian Academy Conditional Use traffic waiver at 936283004**

**Dear APEX Architecture, PC,**

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.)

1. Short Term is will be required for this development
2. AM Peak to be analyzed
3. What traffic counts will be utilized?
4. May be required if site generated traffic exceeds 20% at intersection.

**Final Project Manager Review** (Reviewed By: Emrick Soltis, P.E.)

Sincerely,

A handwritten signature in black ink, appearing to read "Emrick Soltis", with a stylized flourish underneath.

Emrick Soltis, P.E.  
Community Development Engineer