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January 23, 2026

City of Steamboat Springs  
Planning and Community Development

RE: Geotechnical Report Waiver Request  
Lot 1, Copper Ridge Business Park Filing No. 4  
Development Application

Dear Planning Staff,

Four Points respectfully requests a waiver for the geotechnical study requirement included as part of the development plan application for Lot 1, Copper Ridge Business Park Filing No. 4.

A prior geotechnical study was produced by NWCC for the site in 2009 and has been included with the waiver application on CityView. We do not anticipate that the underlying soils for the site have changed since the time of the initial geotechnical report and thus a new formal geotechnical study was not deemed to be necessary.

Please let us know if you require any further information or if a discussion is needed.

Please call or email to [walterm@fourpointsse.com](mailto:walterm@fourpointsse.com) with any questions.

Sincerely,

Walter Magill, PE & PLS  
Four Points Surveying and Engineering  
970-819-1161