



November 14, 2024

Bill Herebic  
 Skye Vista LLC  
 13144 Thumbprint CT  
 Colorado Springs, CO 80921  
 Phone: (719) 598 5190

**RE: The Skye Vista - Traffic Conformance Letter**

Dear Mr. Herebic,

Matrix Design Group (Matrix) is pleased to present this letter to invest Skye Vista project along Settlers Ranch Road, north of Hodgen Road in El Paso County. This development was previously studied in the 16850 Stepler Road - Traffic Study. According to this study a total of 14 single-family dwelling units were generated. The site plan shows a total of 13 units of single-family homes for this development. We confirm that the total site trips for this development less than what was shown in the memorandum. Table 1 below shows the trip generation comparison between the current and the latest site plan.

Please provide escrow costs shares for paving of Stepler Rd northward to Walker Rd per the Rezone TIS under PCD File P233. Please provide escrow from temp cul-de-sac to Albert Ranch Dr.

Complete/confirm the line of sight distance for the new intersection Endless Sky with Settlers Ranch Rd.

Table 1 - Trip Generation Comparison

2023 Traffic Memorandum											
ITE Code- Land Use	Unit	Value	AM			PM			DAILY		
			IN	OUT	TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL
210 - Single Family Detached	Dwelling Units	14	3	9	12	10	6	16	83	83	166
Current											
ITE Code- Land Use	Unit	Value	AM			PM			DAILY		
			IN	OUT	TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL
210 - Single Family Detached	Dwelling Units	13	3	9	12	9	6	15	77	77	154
<b>DIFFERENCE</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>-1</b>	<b>0</b>	<b>-1</b>	<b>-6</b>	<b>-6</b>	<b>-12</b>

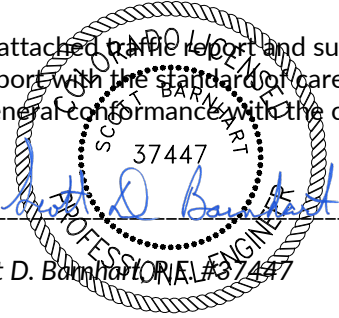
Therefore, the results of the previous traffic memorandum are valid, and no additional analysis is necessary. The development is in conformance with what was previously studied.

Regards,

*Excellence by Design*

**Traffic Engineer's Statement**

The attached traffic report and supporting information were prepared under my responsible charge and they comport with the standard of care. So far as is consistent with the standard of care, said report was prepared in general conformance with the criteria established by the County for traffic reports.



\_\_\_\_\_  
Scott D. Bannister, P.E. #37447

11/14/2024

\_\_\_\_\_  
November 14, 2024

Date

**Developer's Statement**

I, the Developer, have read and will comply with all commitments made on my behalf within this report.

\_\_\_\_\_  
*Bill Herebic*

Bill Herebic, President

\_\_\_\_\_  
11/26/2024  
Date

**Excellence by Design**