



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 investigate the traffic impacts of the Skye Vista project along Settlers Ranch Road, north of Hodgen Road in El Paso County. This 36.2-acre development was previously studied in the *16850 Steppler Road - Traffic Study Memorandum (2023)*. According to this study a total of 14 single-family dwelling units were anticipated for this area. The latest site plan shows a total of 13 units of single-family homes for this development. Consequently, Matrix can confirm that the total site trips for this development less than what was previously studied in the 2023 memorandum. Table 1 below shows the trip generation comparison between the previous study (2023) and the latest site plan.

*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>

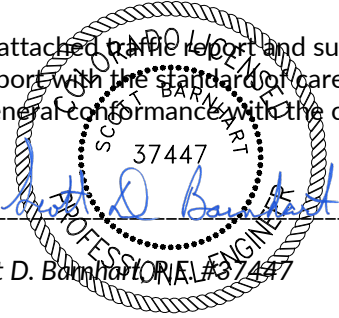
Therefore, the results of the previous traffic memorandum are valid, and no additional analysis is necessary. The development is in conformance with what was previously studied.

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**