



December 0, 2024

Brit Vigil
15151 E. Alameda Parkway
Suite 5200
Aurora, CO 80012

Re: Sun Empire – Site Plan Amendment One

Dear Brit Vigil,

The Sun Empire team is requesting an amendment to increase the sign height allowance from 12' to 20' as noted on sheets 1,2, 5, 11, 50 and 63. We've provided revision clouds and deltas to note changes and responded to initial staff comments in a comment response document for your review.

A site of Sun Empire's scale, 300 acres, requires an identifying marker along major arterials that provides appropriate monumentation to the scale of the site. In addition to the sign height adjustment, we've provided additional enhancements to the landscape design at the corner of 56th and Harvest which includes added landscape lighting to enhance the pedestrian experience along our campus. We have provided an illustrative site plan attached to this letter for reference of the proposed enhancements.

In addition to the enhanced landscape lighting we are proposing design mitigation for the adjustment in the way of limiting sign area. While the Pylon size is a scale appropriate to the site at 120 SF (6' wide x 20' tall), the actual sign area, boundary around the lettering and logo, is only 33 SF as documented on sheet 50 of the submittal. We are comfortable with the two monument signs having a total of 66 SF of signage (33 SF on each side) on each sign which is less than the allowed 600 SF over 5 signs (120 SF per sign).

Thank you for your consideration.

Joe Swensson
Opus Development Company, L.L.C.