

October 23, 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 sheet L-1. We've clouded the note change and added signage detail as requested by staff.

In addition to the sign height adjustment, we've provided additional enhancements to the landscape design for Sun Empire which is planned to exceed the city's standards in areas such as curbside plantings, street buffers, non-residential building elevations, special landscape buffers, and detention area/open space requirements.

The landscape around signage is intentionally designed to highlight the sign and enhance the surrounding intersection. Evergreen trees and deciduous shrubs are used to create a natural backdrop for the sign, while a decorative boulder field serves as an anchor. The foreground features small ornamental grasses planted between the sign and the public sidewalk.

Thank you for your consideration.

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