



Planning Division
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Aurora, Colorado 80012
303.739.7217

AuroraGov.org

January 7, 2025

Joe Swensson
Opus Development Company LLC
950 17th St Ste 1500
Denver, CO 80211

Re: Second Submission Review: Sun Empire - Site Plan Amendment with Adjustment
Application Number: DA-2284-03
Case Number: 2022-6022-01

Dear Joe Swensson:

Thank you for your second submission, which we started to process on Tuesday, December 17, 2025. We have reviewed your plans and attached our comments along with this cover letter. The staff has no further comments.

Following the Planning & Zoning Commission hearing on January 8, 2025, the site plan amendment will be uploaded to the City of Aurora's system, and the application process will be complete. Please allow two weeks for the digital upload.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7259 or amuca@auroragov.org.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ariana Muca".

Ariana Muca, Planner II
City of Aurora Planning Department

cc: Jay Fournier - Opus Architects And Engineers 10350 Bren Rd W Minnetonka MN 55343
Ariana Muca, Case Manager
Brit Vigil, ODA

Filed: K:\SDA\DA-2284-03rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- No further comments. The site plan amendment will be uploaded into the City of Aurora's system following the Planning and Zoning Commission Hearing on January 8, 2025.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. No citizen comment was received during the first review.

2. Completeness and Clarity of the Application

2A. No further comments.

3. Signage & Lighting Comments

3A. No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Julie Bingham / 303.739.7403 / jbingham@auroragov.org)

4A. No further comments.

5. Traffic Engineering (Jason Igo / jigo@auroragov.org / Comments in amber)

5A. No further comments.

6. Land Development Services (Maurice Brooks / 303.739.7294 / mbrooks@auroragov.org / Comments in magenta)

6A. No further comments.

7. Land Development Services (Grace Gray / ggray@auroragov.org / 303.739.7277 / Comments in magenta)

7A. No further comments.