



To Whom It May Concern:

This letter is in regards to the property located on the northwest corner of Durango & El Capitan. This center is currently in Town Center and zoned SC-TC. This center will have two major anchors, Lowe's and Staples. The total floor area for the entire center is 269,860 square feet. According to Town Center standards, I will be allowed a total of 1,800 of freestanding signage square footage. I am proposing a total of 1,773 of freestanding sign square footage. The total height allowed for the pylon sign is 53 feet due to the finished road surface being 29 feet above grade where the sign will be located and the 24 foot allowed for sign height at the finished road surface. We are requesting a waiver to increase the sign height by 27 feet, which will give us a total sign height of 80 feet. Due to the location of the property with the freeways and the Durango Passover, we feel that the 80' is needed in order to be visible for traveling patrons on both the I95 and Durango. There are two existing 79-foot signs that are similar in design to what we are proposing (triple-sided) in Town Center at Centennial Center. As for the monument signs, we are requesting a waiver to allow an additional monument sign on El Capitan. The frontage on El Capitan totals 820 linear feet. Per Town Center codes, we are allowed one monument sign per 300 feet of frontage and we are 80 feet short to get this third sign. We feel that an additional monument sign is needed for the future tenants to have sufficient exposure for the traffic on El Capitan. We are also requesting a waiver to allow illuminated wall signage to face residential. This property is surrounded by commercial except for the homes to the north and a few houses across El Capitan. The homes to the north will have a 20' buffer that will include a 10-foot trail with 5' of landscaping on each side. One of the 5' landscaping areas along the trail will include large trees with heavy foliage to block the visibility of any wall signage from the homes. The grade of the center compared to where those homes sit, is drastically lower which will lessen the impact of any wall signs for them. For all the building signs, every aspect we conform exactly to Town Center guidelines, for example, no exposed neon allowed and the total square footage cannot exceed 15% of the elevation square footage. This center, Caroline's Court, will be an upscale high-end commercial use and we want our signage to reflect that.

Thank you,

A handwritten signature in black ink that reads "Lyndsee Hill".

Lyndsee Hill
Sign Innovations

MSP-34174

REVISED

06/25/09 PC

