

July 12, 2022

City of Chandler
P.O. Box 4008, MS 405
Chandler, AZ 85244-4008

Re: Queen Creek Commerce Center
Brief Narrative
APN 303-41-024A

The Queen Creek Commerce Center project is a 33.4-acre (+/-) industrial development. This project is currently planned for construction of two buildings that are approximately 557,440 square feet total. As part of this project, we will be installing (3) monument signs located at two of the driveways and in the corner near the intersection of Queen Creek Road and Hamilton Street.

The large curved sign will be located in the corner of the site and is approximately 24'-0" long, 6'-0" wide and 6'-0" tall (144 square feet). The two smaller straight signs will be located at two of the driveways (one in Queen Creek and the south driveway in Hamilton Street) and are approximately 15'-0" long, 6'-0" wide and 4'-0" tall (90 square feet). All three signs are approximately 1,000-feet apart from each other.

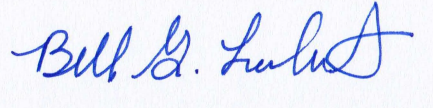
Each sign will have the name of the project (Queen Creek Commerce Center) and the name of the owner (Schnitzer Properties) and their logo on one side of the curved sign and both sides of the straight signs.

The current projected is under construction and the monument signs will be built as soon as the permits are approved. All future signage will meet the city zoning code requirements.

This letter is provided to accompany the application for the Preliminary Development Plan (PDP) process in the City of Chandler.

If you have any questions, please call.

Sincerely,
VLMK Engineering + Design

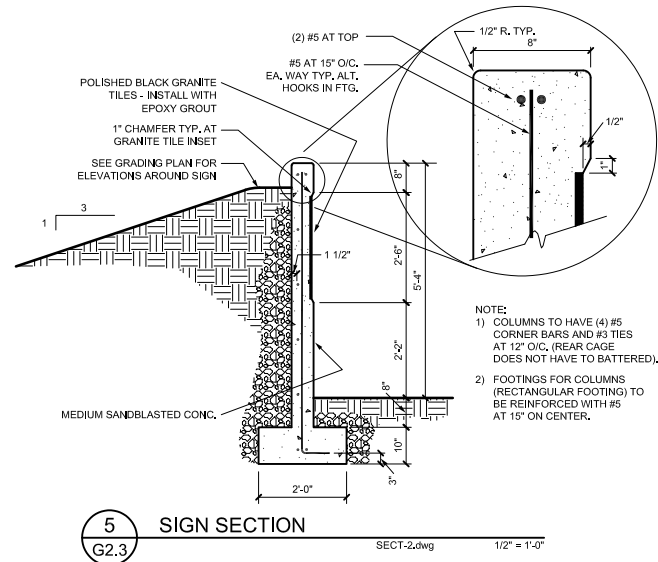
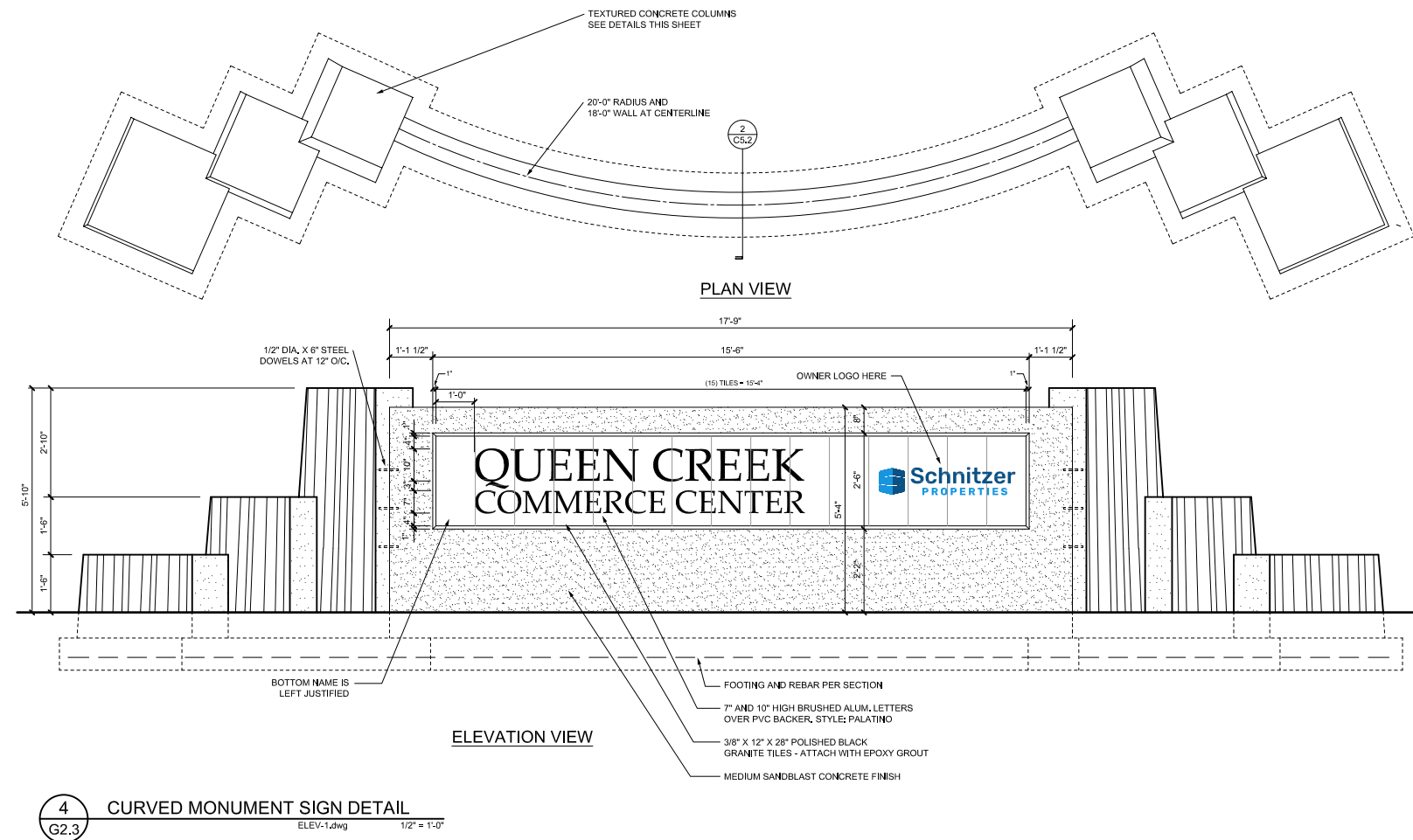
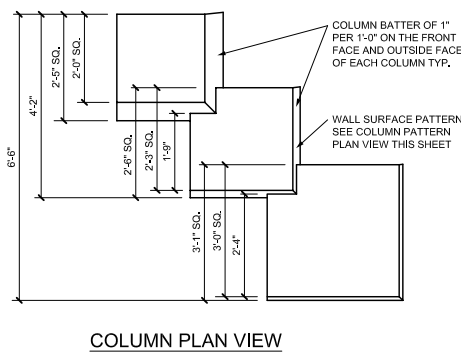
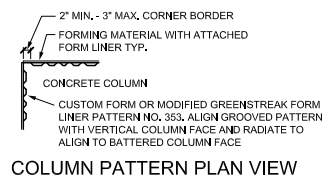
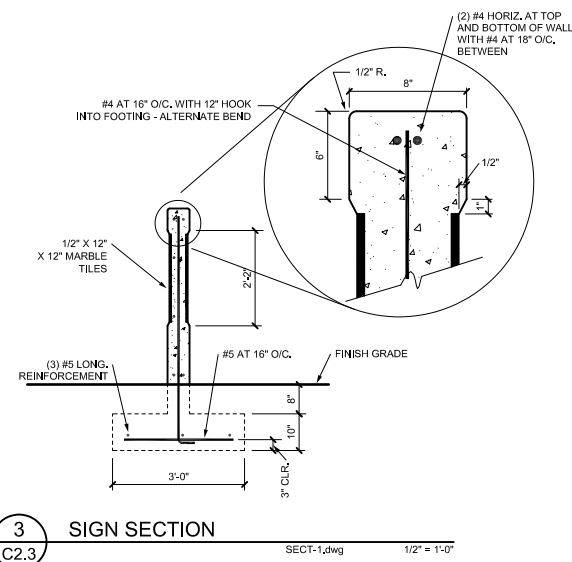
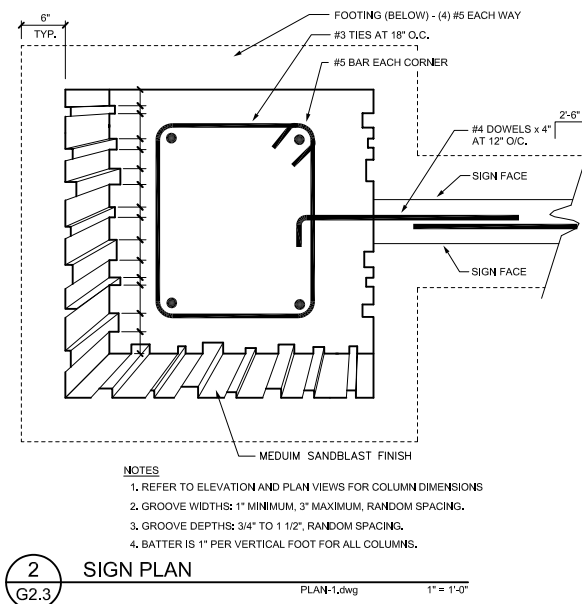
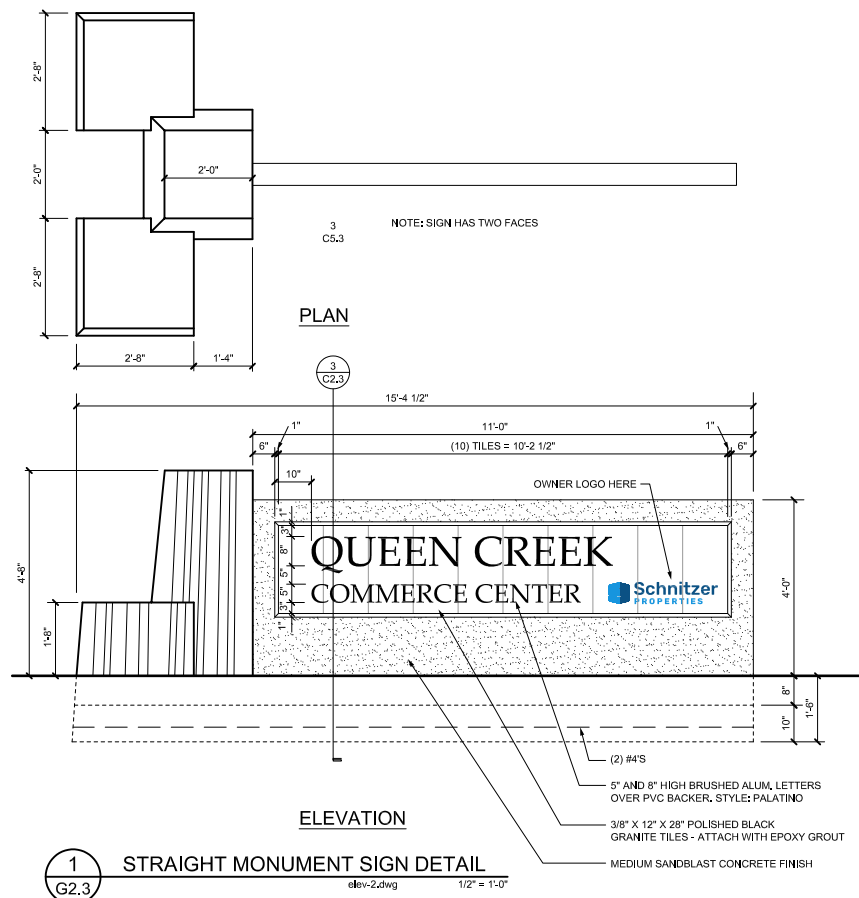


Bill Lambert
Associate

[illegible]

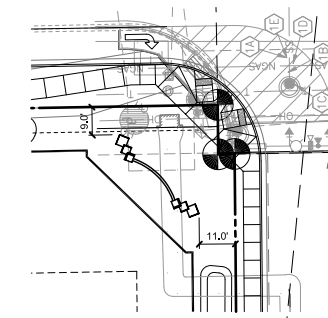
DATE NOVEMBER 2019	
SCALE AS NOTED	PROJ. NO. 20190561
DRAWN BGL	CHECKED CMP

SITE DETAILS





CURVED MONUMENT SIGN
(SIM. TO PHOTO FROM PAST PROJECT)



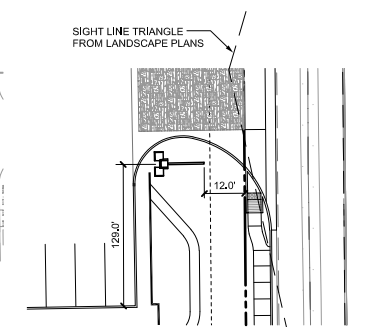
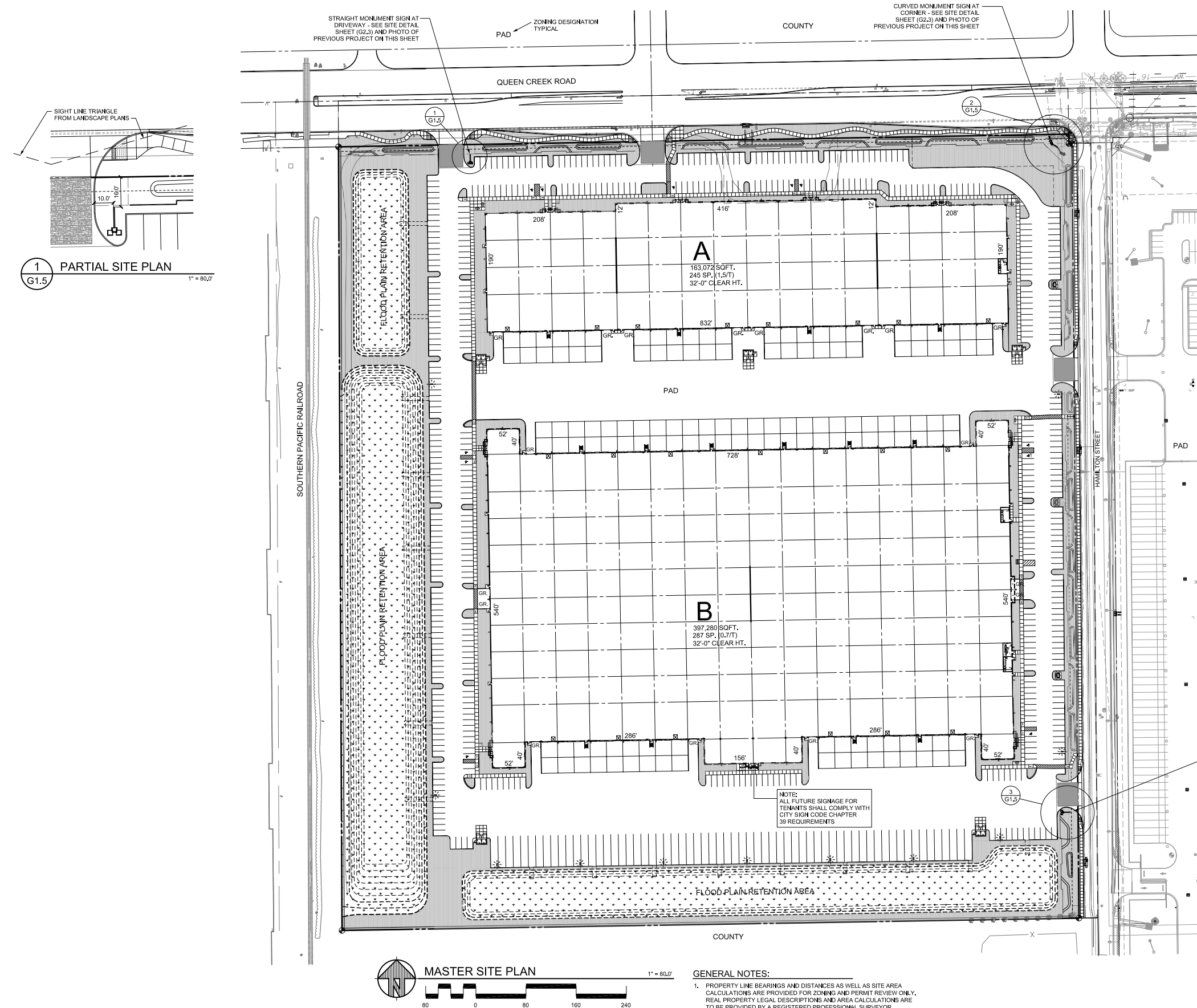
2 PARTIAL SITE PLAN



STRAIGHT MONUMENT SIGN
(SIM. TO PHOTO FROM PAST PROJECT)

[illegible]

DATE NOVEMBER 2019	
SCALE AS NOTED	PROJ. NO. 20190561
DRAWN BGL	CHECKED CMP

MASTER SITE PLAN
MONUMENT SIGNS

3 PARTIAL SITE PLAN
G1.5 1" = 80.0'

G:\Acad2019\2019056110-Drawings\020 G1.0 MSTR SITE PLAN.dwg 4/26/2022 2:32 PM