



Date: September 19, 2022

Re: Comprehensive Sign Plan Project Narrative:
Shea 114

Background: The Shea 114 CSP is located on a 3.8-acre parcel that has large single family lots to the west of the site, N. 114 Street on the east, Shea Blvd. on the north and E. Beryl Ave on the south. The site is proposed to be a mix of retail, office, and medical office. The property is zoned CO and R-18.

The property involved in this CSP is as follows:

- 217-33-034G, 034F, 034M & 034K

Owner: GRHH CSOK LLC/RDM CSOK LLC/ETAL
Developer: Hawkins Companies LLC
Address: 4700 S. McClintock Drive #160
Tempe, AZ 85282

The intent of this comprehensive sign package is to establish and maintain a continuity of quality and aesthetics throughout the CSP for the mutual benefit of all tenants. The property is designed for mixed retail and office uses with multiple tenants. Some of these tenants do not have street frontage along either Shea or 114 Street. The property owner has determined the sign locations for the tenants. This is clearly labeled in the Comprehensive Sign Plan. We have also set a standard for building signage, along with a two multi-tenant ground sign. The signs are designed to meet code and to complement the building and property. Please reach out to Chris Totton with Bootz & Duke Sign Company with any questions regarding this DRAFT Comprehensive sign plan submittal as you prepare for the pre-submittal meeting.

I have included a draft CSP booklet for your review. I look forward to talking through this project with you.

Respectfully submitted,

A handwritten signature in black ink that reads "Chris Totton".