



Prepared by:

RKAA-Architects Inc.
2233 East Thomas Road - Phoenix, AZ 85016
Office: (602) 955-3900 ext. 133
Cell: (602) 299-8544

For Project: **ZON23-05**

2233 East Thomas Road
Phoenix, AZ 85016
Office: (602) 955-3900
rkaa.com

1151 Dove Street, Suite #175
Newport Beach, CA 92660
Office: (949) 954-8785

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- South Dakota
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- Wyoming

Citizen Participation Report

Principals:

- Robert W. Kubicek, CEO
- Neil A. Feaser, President
- Steve Nosal, Executive VP
- Kathleen D. Rieger, VP
- Randy E. Haislet, VP



Mailing Letter

NOTIFICATION LEGISLATIVE

RE: Case # ZON23-05 John Wayne Parkway East Development. This site is generally located at the Southeast Corner of Honeycutt Avenue and John Wayne Parkway (SR 347) with in the City of Maricopa incorporated limits.

Dear Neighbor,

An application has been filed with the City of Maricopa by Randy Haislet for a Commercial Development at the above-mentioned property. The meeting dates in regards to this request are as follows:

<p>Neighborhood Meeting: September 7, 2023 Copper Sky 44345 M.L.K. Jr. Blvd., Maricopa, AZ 85138</p>	<p>Planning and Zoning Commission: PUBLIC HEARING September 25, 2023 @ 6:00 p.m. City Hall 39700 W, Civic Center Plaza Maricopa, AZ 85138</p>	<p>City Council: October 3, 2023 @ 6:00 p.m. City Hall 39700 W, Civic Center Plaza Maricopa, AZ 85138</p>
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According to the Pinal County Assessor records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public meeting scheduled for this matter, this notice is being sent to you via first class mail/certified mail/delivery confirmation mail.

If you wish to provide input on this matter, you may attend each meeting or submit written comment before or at the meeting. If you have any questions corning this matter, please contact Derek Scheerer at the City of Maricopa Planning Department at 520-568-9098. You can also email him at Derek.Scheerer@maricopa-az.gov subject "ZON23-05 JWP East Commercial Development".

Please see additional pages for project narrative and other exhibits:

- Project Narrative
- SP1.0: Preliminary Site Plan

Sincerely,
Randy Haislet
(applicant)



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- Nebraska
- Nevada
- New Hampshire
- New Jersey
- New Mexico
- New York
- North Carolina
- North Dakota
- Ohio
- Oklahoma
- Oregon
- Pennsylvania
- South Carolina
- South Dakota
- Tennessee
- Texas
- Utah
- Virginia
- Washington
- West Virginia
- Wisconsin
- Wyoming

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Mailing Letter



NOTIFICATION AREA MAP

Project Name: John Wayne Parkway Development

Location: Southeast Corner of Honeycutt Avenue and John Wayne Parkway (SR347)
Maricopa AZ, 85139

Request: Citizen Participation Plan

Current Zoning of Subject Property: General Mixed Use (MU-G)



 600'-0" Radius Notification Area

 Subject Property



Mailing Letter

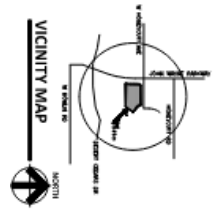
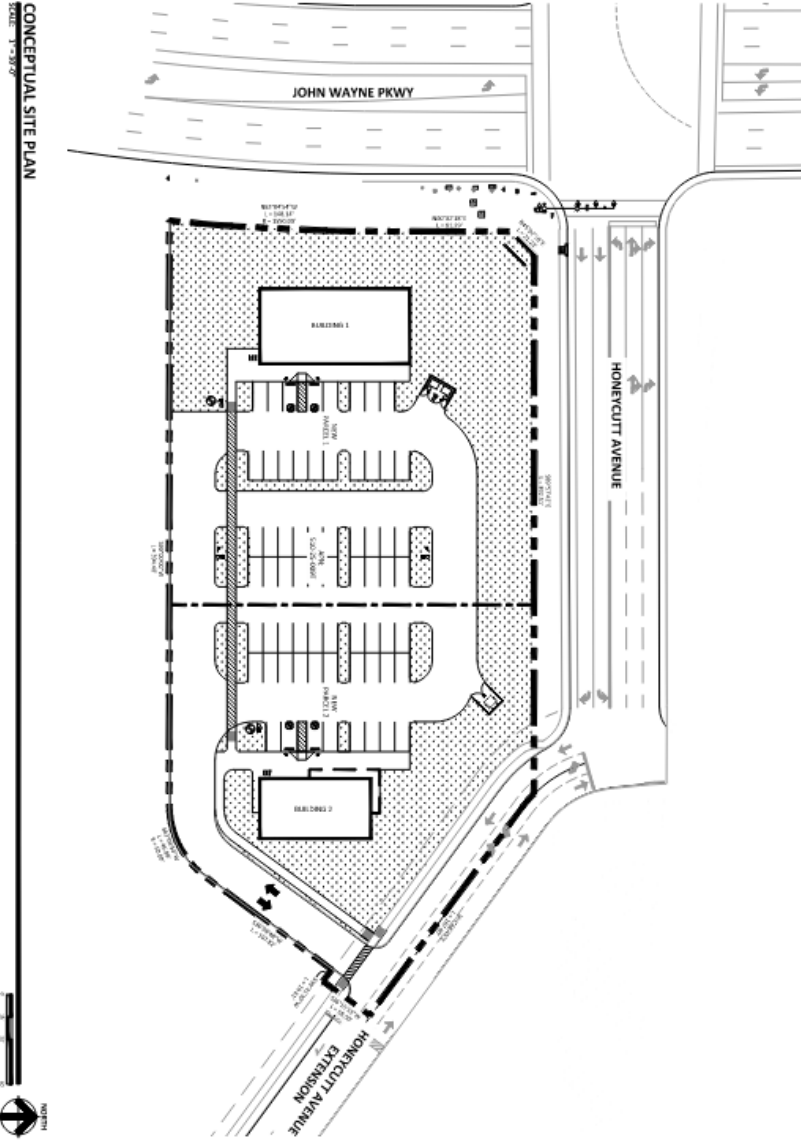


Property Owner Notification: 600 feet mailing list

PROPERTY OWNER NAME	PARCEL #	PHYSICAL ADDRESS	TAX BILLING ADDRESS
Christiansen Daniel E & CINDY JO	512352560	44367 W BUCKHORN TRL MARICOPA, AZ 85138	12929 ARDROE AVE ROSEMOUNT, MN 55068
VEGA SUSAN	512352550	44383 W BUCKHORN TRL MARICOPA, AZ 85138	2606 S 216TH LN BUCKEYE, AZ 85326
KOCZOR RAYMOND D	512352540	44401 W BUCKHORN TRL MARICOPA, AZ 85138	44401 W BUCKHORN TRL MARICOPA, AZ 85138
FERRANTELLI MILTON M FAMILY TRUST	512352490	44326 W BUCKHORN TRL MARICOPA, AZ 85138	827 E BLUE RIDGE WAY CHANDLER, AZ
CHEUNG IVAN YUK WAH & HUMEY LEUNG	512352500	44342 W BUCKHORN TRL MARICOPA, AZ 85138	44342 W BUCKHORN TRL MARICOPA, AZ 85138
MCSPARRON THOMAS	512352510	44358 W BUCKHORN TRL MARICOPA, AZ 85138	44358 W BUCKHORN TRL MARICOPA, AZ 85138
TOMPKINS WILLIAM & KIMBERLY	512352520	44374 W BUCKHORN TRL MARICOPA, AZ 85138	44374 W BUCKHORN TRL MARICOPA, AZ 85138
STETSON LOUIS	512352530	44390 W BUCKHORN TRL MARICOPA, AZ 85138	44390 W BUCKHORN TRL MARICOPA, AZ 85138
TRUSTEES OF FIRST BAPTIST CHURCH OF MARICOPA	51027022B	PO BOX 472 MARICOPA, AZ 85139	PO BOX 472 MARICOPA, AZ 85139
EHC MARICOPA LP	51025009M	19060 N JOHN WAYNE PKWY MARICOPA, AZ 85138	19060 N JOHN WAYNE PKWY MARICOPA, AZ 85138
20 X PROPERTIES LLC	510270210		1800 RICHMOND RD LEXINGTON, KY 40502
SHAUN RIDGE LLC	51025009S		PO BOX 653 MOUNT PLEASANT, MI 48804



Mailing Letter



PROJECT INFORMATION

THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE.

SITE DATA

DATE: 07-28-2023
 PROJECT: JWP EAST DEVELOPMENT
 CLIENT: JWP EAST DEVELOPMENT
 DESIGNER: IRKAA
 PROJECT NUMBER: 2023-001

LEGEND

--- PROPOSED IMPROVEMENTS
 --- EXISTING IMPROVEMENTS
 --- LANDSCAPING OPENINGS

CONCEPTUAL SITE PLAN 07-28-2023

IRKAA
 1000 S. HONEYCULT AVENUE, SUITE 100
 HONEYCULT, ARIZONA 85110
 TEL: 480-990-1111
 WWW.IRCAA.COM

JWP EAST DEVELOPMENT
 1000 S. HONEYCULT AVENUE, SUITE 100
 HONEYCULT, ARIZONA 85110

SP1.0
 SHEET 1 OF 1
 PROJECT # 2023-001

Mailing Letter



AFFIDAVIT OF MAIL NOTIFICATION

The undersigned applicant has complied with the City of Maricopa's mailing notification for the John Wayne Parkway East Development located at the SEC of Honeycutt Ave and John Wayne Parkway in the City of Maricopa. The mailing notification for the Neighborhood Meeting was sent out on August 23, 2023.



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Phoenix, AZ 85016
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rkaa.com

1151 Dove Street, Suite #175
Newport Beach, CA 92660
Office: (949) 954-8785

For Applicant:

Marian McKersie
Marian McKersie
RKAA Architects, Inc.

Subscribed and sworn to be on 8/23/23 by Marian McKersie

IN WITNESS WHEREOF, I hereto set my hand and official seal.

Tina Alnimri
Notary Public



My Commission expires: May 15, 2027

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- Wyoming

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- Neil A. Feaser, President
- Steve Nasal, Executive VP
- Kathleen D. Rieger, VP
- Randy E. Haislet, VP



Newspaper Public Notice

The applicant was required to publish a public notice in the local newspaper that circulates within the City of Maricopa. Notice was published in the Casa Grande Dispatch.

CASA GRANDE VALLEY NEWSPAPERS INC.
200 W. 2ND ST.
CASA GRANDE AZ 85122
(520) 836-7461
Fax (520) 836-2944

ORDER CONFIRMATION (CONTINUED)

Salesperson: JACKIE GOOD SHIELD

Printed at 08/18/23 11:54 by jgood

Acct #: 13536

Ad #: 178445

Status: New CHOLD CHO

Date: 08-17-2023
Rezone / Zone Change Submittal
-ZON23-05
JWP East Commercial Develop-
ment
Project Address: SEC of Honey-
cull and John Wayne Parkway
(SR 347)
Maricopa, AZ

PROJECT NARRATIVE
Our client Desert Cedars Equities,
LLC owns the property at the SEC
of Honeycull Ave. and John
Wayne Parkway (APN 510-25-
009T). The intent of the project
planned for the development of
his vacant land is to allow for two
(2) pad buildings with an intent for
a future business to be located at
the west and east side of the
property. Building 1, which will be
located on the west side of the
property will have an approximate
area of 5,000 S.F.; while Building
2 which will be located on the east
side of the property will have an
approximate area of 3,380 S.F.

Access to the Parcels will be
made available off the east Honey-
cull extension road. The entire
property is currently zoned Gener-
al Mixed Use (MU-G) and the
client intends to re-zone Parcel 1
and Parcel 2 to GC General Com-
mercial.

There will be an onsite above
ground retention; with Building 2
being constructed with wood
framing and have a stucco exteri-
or facade

If you have any questions regard-
ing the project please contact,
RKA Architects at
info@rka.com.

No. of publications: 1; date of
publication: Aug. 22, 2023.



Newspaper Public Notice

STATE OF ARIZONA
COUNTY OF PINAL

} ss.

Affidavit of Publication

NEWSPAPER NOTICE
NOTICE OF NEIGHBORHOOD
MEETING, PUBLIC HEARING
AND PUBLIC MEETING
Rezone/Zone Change Case
ZON23-05
Neighborhood Meeting
September 6, 2023 @ 6:00 PM
Copper Sky - Multipurpose A-Dry
44345 M.L.K. Jr. Blvd, Maricopa,
AZ (85138)
Planning & Zoning Commission
Meeting

(PUBLIC HEARING)
September 25, 2023 @ 6:00 PM
City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ (85138)
City Council Meeting
October 3, 2023 @ 6:00 PM
City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ (85138)

NOTICE IS HEREBY GIVEN
THAT at the above listed meeting,
a PUBLIC HEARING will be held
at the above stated date, time,
and location.

Desert Cedars Equities,
LLC, represented by Randy
Haislet of RKAA Architects, is
proposing project planned for the
development of his vacant land is
to allow for two (2) pad buildings
with an intent for a future business
to be located at the west and east
side of the property. Building 1,
which will be located on the west
side of the property will have an
approximate area of 5,000 S.F.;
while Building 2 which will be
located on the east side of the
property will have an approximate
area of 3,380 S.F. generally
located at the Southeast Corner
of Honeycutt Ave. and John
Wayne Parkway.

The Planning and Zoning Division
is processing this proposal in
accordance to the Zoning Code
as a ZON23-05.

Anyone wishing to appear and
make comment is encouraged to
attend. Written comments are
welcome and if received prior to
the meeting, will be included in the
record. All comments or appeals
should be sent in a written form to
the Planning and Zoning Division,
Attn: Alexander Bosworth at
39700 W Civic Center Plaza,
Maricopa, AZ 85138 or email at
Alexander.Bosworth@maricopa-
az.gov . Please include name,
address, telephone number and
signature. For questions, contact
the Planning and Zoning Division
at (520) 316-6948.

August 22, 2023
Published in Casa Grande Valley
Newspaper INC. August 24, 2023
No. of publications: 1; date of
publication: Aug. 24, 2023.

Kara K. Cooper, first being duly sworn deposes and says: That he/she is a native born citizen of the United States of America, over 21 years of age, that I am an agent and/or publisher of the Casa Grande Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Tuesday, Thursday, and Saturday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for ONE issue. The publications thereof having been on the following date:

08/24/2023

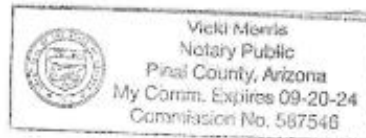
CASA GRANDE DISPATCH

By Kara K. Cooper
agent and/or publisher of the Casa Grande Dispatch

Sworn to before me this Sept. day of 2023

Vicki Morris

Notary Public in and for the County
Of Pinal, State of Arizona





Sign Posting







Neighborhood Meeting

ZON23-05

Date: September 8, 2023 @ 6:00PM

Meeting Location: Copper Sky Multipurpose A-Dry 44345 MLK Jr Blvd.

RKAA-Architects was present for the neighborhood meeting on September 8, 2023 at 6:00PM located at Copper Sky Multipurpose A-Dry 44345 MLK Jr Blvd. There were no other attendees during the meeting.

PROJECT: John Wayne Parkway East Development
PROJECT LOCATION: Southeast Corner pf Honeycutt Avenue and John Wayne Parkway (SR 347) Maricopa City, AZ
CASE #: ZON23-05
METTING DATE: September 8, 2023 @ 6p.m.
MEETING LOCATION: Copper Sky Multipurpose A-Dry 44345 MLK Jr Blvd.



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SIGN-IN SHEET

NAME	ADDRESS	E-MAIL ADDRESS	TELEPHONE NUMBER