



Date: 08-16-2023

Rezone / Zone Change Submittal – ZON23-05

JWP East Commercial Development

Project Address: SEC of Honeycutt and John Wayne Parkway (SR 347)
Maricopa, AZ

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

PROJECT NARRATIVE

Our client Desert Cedars Equities, LLC owns the property at the SEC of Honeycutt 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.

Access to the Parcels will be made available off the east Honeycutt extension road. The entire property is currently zoned General Mixed Use (MU-G) and the client intends to rezone Parcel 1 and Parcel 2 to GC General Commercial.

There will be an onsite above ground retention; with Building 2 being constructed with wood framing and have a stucco exterior façade

If you have any questions regarding the narrative please contact, Randy Haislet
rhaislet@rkaa.com

Licensed in:

Alabama
Alaska
Arizona
Arkansas
California
Colorado
Connecticut
Florida
Georgia
Hawaii
Idaho
Illinois
Indiana
Iowa
Kansas
Kentucky
Louisiana
Maryland
Massachusetts
Michigan
Minnesota
Mississippi
Missouri
Montana
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

Principals:

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