



**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](http://rkaa.com)

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

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# 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](mailto: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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- New Hampshire
- New Jersey
- New Mexico
- New York
- North Carolina
- North Dakota
- Ohio
- Oklahoma
- Oregon
- Pennsylvania
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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

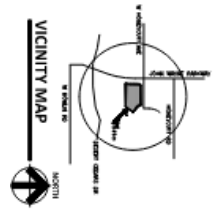
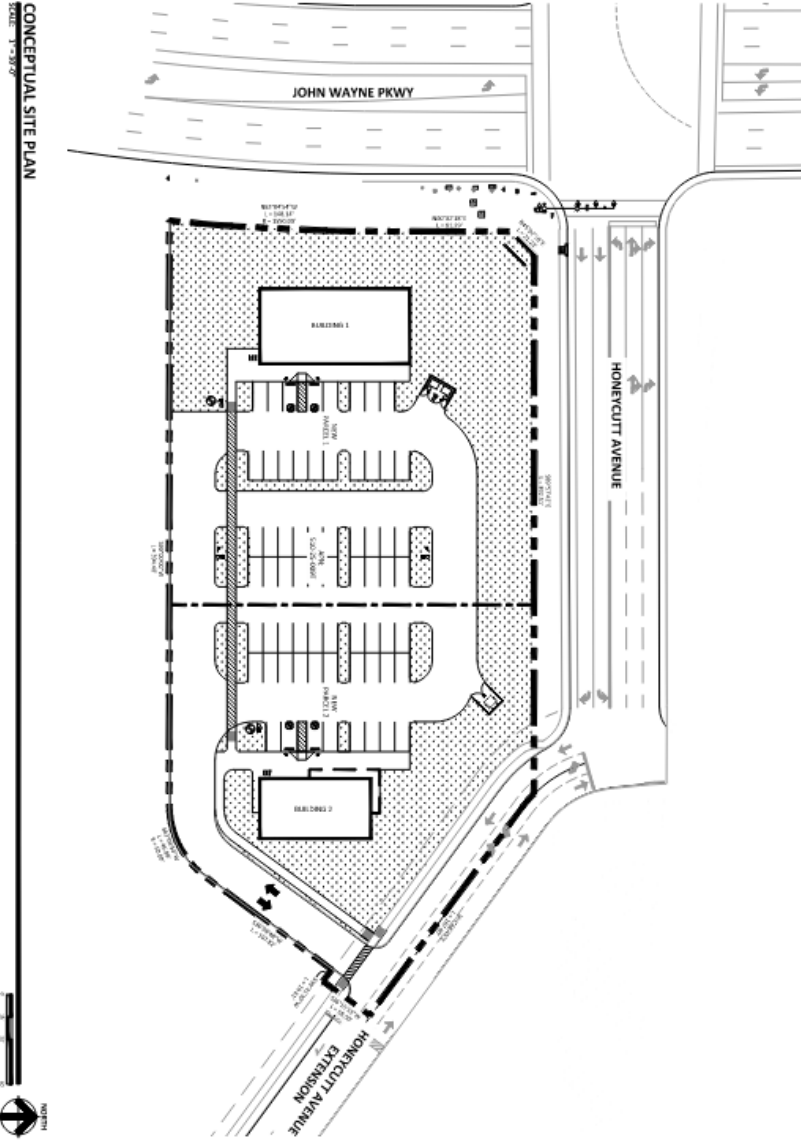


### Property Owner Notification: 600 feet mailing list

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. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE.

**SITE DATA**

PROJECT NAME	JWP EAST DEVELOPMENT
OWNER	REDFORD COUNTY DEVELOPMENT, LLC
DESIGNER	IRKAA
DATE	07-28-2023
PROJECT LOCATION	SEC 05, T10N, R10E, S12E, MARIPOSA COUNTY, CALIFORNIA
PROJECT AREA	1.2 ACRES
PROJECT TYPE	COMMERCIAL DEVELOPMENT
PROJECT PHASE	CONCEPTUAL SITE PLAN
PROJECT STATUS	PRELIMINARY
PROJECT CONTACT	REDFORD COUNTY DEVELOPMENT, LLC
PROJECT PHONE	(530) 938-1234
PROJECT FAX	(530) 938-1234
PROJECT EMAIL	info@redfordcountydevelopment.com
PROJECT WEBSITE	www.redfordcountydevelopment.com
PROJECT ADDRESS	1234 HONEYCULT AVENUE, MARIPOSA, CA 95355

**LEGEND**

[Symbol]	EXISTING IMPROVEMENTS
[Symbol]	PROPOSED IMPROVEMENTS
[Symbol]	EXISTING UTILITIES
[Symbol]	PROPOSED UTILITIES
[Symbol]	EXISTING EASEMENTS
[Symbol]	PROPOSED EASEMENTS
[Symbol]	EXISTING RIGHTS OF WAY
[Symbol]	PROPOSED RIGHTS OF WAY
[Symbol]	EXISTING ADJACENT PROPERTIES
[Symbol]	PROPOSED ADJACENT PROPERTIES
[Symbol]	EXISTING NEIGHBORHOODS
[Symbol]	PROPOSED NEIGHBORHOODS
[Symbol]	EXISTING LAND USES
[Symbol]	PROPOSED LAND USES
[Symbol]	EXISTING ZONING
[Symbol]	PROPOSED ZONING
[Symbol]	EXISTING ENVIRONMENTAL SENSITIVE AREAS
[Symbol]	PROPOSED ENVIRONMENTAL SENSITIVE AREAS
[Symbol]	EXISTING HISTORIC LANDMARKS
[Symbol]	PROPOSED HISTORIC LANDMARKS
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[Symbol]	PROPOSED ARCHAEOLOGICAL RESOURCES
[Symbol]	EXISTING PALEONTOLOGICAL RESOURCES
[Symbol]	PROPOSED PALEONTOLOGICAL RESOURCES
[Symbol]	EXISTING PLANT AND ANIMAL COMMUNITIES
[Symbol]	PROPOSED PLANT AND ANIMAL COMMUNITIES
[Symbol]	EXISTING SPECIAL USE AREAS
[Symbol]	PROPOSED SPECIAL USE AREAS
[Symbol]	EXISTING OPEN SPACE
[Symbol]	PROPOSED OPEN SPACE
[Symbol]	EXISTING WATER BODIES
[Symbol]	PROPOSED WATER BODIES
[Symbol]	EXISTING WETLANDS
[Symbol]	PROPOSED WETLANDS
[Symbol]	EXISTING RIVERS AND STREAMS
[Symbol]	PROPOSED RIVERS AND STREAMS
[Symbol]	EXISTING COASTAL ZONES
[Symbol]	PROPOSED COASTAL ZONES
[Symbol]	EXISTING AIR QUALITY MANAGEMENT AREAS
[Symbol]	PROPOSED AIR QUALITY MANAGEMENT AREAS
[Symbol]	EXISTING SOIL CONSERVATION DISTRICTS
[Symbol]	PROPOSED SOIL CONSERVATION DISTRICTS
[Symbol]	EXISTING SEISMIC HAZARD ZONES
[Symbol]	PROPOSED SEISMIC HAZARD ZONES
[Symbol]	EXISTING FLOOD HAZARD ZONES
[Symbol]	PROPOSED FLOOD HAZARD ZONES
[Symbol]	EXISTING LANDSLIDE HAZARD ZONES
[Symbol]	PROPOSED LANDSLIDE HAZARD ZONES
[Symbol]	EXISTING EROSION HAZARD ZONES
[Symbol]	PROPOSED EROSION HAZARD ZONES
[Symbol]	EXISTING DEBRIS FLOW HAZARD ZONES
[Symbol]	PROPOSED DEBRIS FLOW HAZARD ZONES
[Symbol]	EXISTING LAKE AND RESERVOIR WASHOUT ZONES
[Symbol]	PROPOSED LAKE AND RESERVOIR WASHOUT ZONES
[Symbol]	EXISTING AVIATION HAZARD ZONES
[Symbol]	PROPOSED AVIATION HAZARD ZONES
[Symbol]	EXISTING OTHER HAZARD ZONES
[Symbol]	PROPOSED OTHER HAZARD ZONES

**SP1.0**  
 SHEET 1 OF 1  
 PROJECT # 22881

**JWP EAST DEVELOPMENT**  
 REDFORD COUNTY DEVELOPMENT, LLC  
 SEC 05, T10N, R10E, S12E, MARIPOSA COUNTY, CALIFORNIA 95355

CONCEPTUAL SITE PLAN  
 07-28-2023

**IRKAA**  
 1000 HONEYCULT AVENUE, SUITE 100, MARIPOSA, CA 95355  
 (530) 938-1234  
 www.irkaa.com

# 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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- 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  
-ZON23-06  
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@rkaa.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

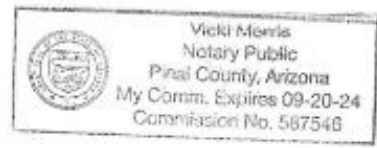
### CASA GRANDE DISPATCH

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

Sworn to before me this Sept.  
day of 2023 A.D.

Vicki Morris

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







# Sign Posting







