



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

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