



Project Development & Management Services

When you're taking on a construction project—whether it's a full-scale remodel, new build, or something in between—the details can quickly become overwhelming. That's where we come in. Our Project Development & Management services are designed to help you move from concept to construction with clarity, confidence, and the right team in place.

We help simplify and manage what's often the most complex stage:

- **Feasibility & Site Evaluation**
 - Review of existing conditions—whether it's a vacant lot, a partially built structure, or an older home in need of transformation
 - Identify potential issues early—zoning, permitting, access, topography, drainage, or design challenges
 - Assess what's possible and what's practical
- **Planning & Consultant Coordination**
 - Work closely with architects, engineers, surveyors, and specialty consultants
 - Coordinate site plans, structural considerations, grading needs, and utility connections
 - Guide you through agency reviews, permit submittals, and any required approvals
- **Project Oversight & Communication**
 - Clear timelines and milestone tracking from start to finish
 - Anticipate roadblocks and proactively address them
 - Keep all parties aligned—contractors, consultants, agencies, and owners
- **Support for Owners & Investors**
 - Translate industry jargon into clear next steps
 - Offer trusted recommendations for your team of professionals
 - Serve as your advocate throughout the process

Whether you're building from the ground up, reimagining an existing space, or navigating a project that's out of your comfort zone—we help make sure no detail is missed and no time is wasted. We manage the complexity so you can focus on the vision.

Every property is different. Each site presents its own unique set of conditions, challenges, and opportunities. The information shared here serves as general guidance only. A tailored approach to project management is critical, because no two properties—or clients—are alike.

Important Disclosure

The Land-Use Consultant provides advisory support to assist in evaluating the conditions, constraints, and opportunities related to a property during the due diligence period.

While every effort is made to identify relevant information and offer informed guidance, each property is unique and requires property-specific investigation and client-specific decision-making.

The information provided is intended as general guidance. It is ultimately the client's responsibility to review all findings, seek any additional professional input as needed, and make the final decision to proceed with or cancel the transaction.

The Consultant does not make decisions on behalf of the client, nor guarantee outcomes. All due diligence timelines, contingency removals, and final determinations are solely at the discretion and responsibility of the client.

Mark Shea Contact Information

- e. mark@sandiegolandexperts.com
- w. www.sandiegolandexperts.com
- m. 858.761.5233