

# RADIUS MAPS

Data Management Services for Government and Business

May 11, 2023

**Bldg. 2 - SEC W Honeycutt Ave. &  
John Wayne Pkwy., Maricopa, AZ 85139**

Clayton Kiggins  
Trulieve  
4221 E. Coconino Pl.  
Chandler, AZ 85249

Dear Mr. Kiggins:

Thank you for choosing **RADIUS MAPS** for your Sensitive Use Study documents. Our study determined the following regarding the proposed building for your medical marijuana dispensary:

- **Zoning: The zoning of your proposed site is:**
  - **CB-2: General Business Zone**

## **250 Foot Sensitive Uses**

- **No Residentially Zoned Property was found within 250 feet of the exterior walls of the proposed building.**

## **500 Foot Sensitive Uses**

- **No Day Care Center was found within 500 feet of the exterior walls of the proposed building.**
- **No Public or Private Park was found within 500 feet of the exterior walls of the proposed building.**
- **No Civic Facility was found within 500 feet of the exterior walls of the proposed building.**
- **No Religious Facility was found within 500 feet of the exterior walls of the proposed building.**

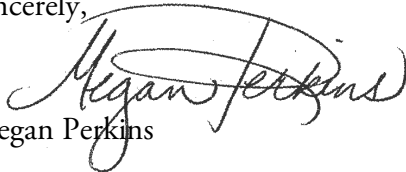
- **No Group or Residential Care Home was found within 500 feet of the exterior walls of the proposed building.**

**1,500 Foot Sensitive Uses**

- **No Public, Private or Charter K-12 School was found within 1,500 feet of the exterior walls of the proposed building.**
- **No Other Marijuana Facility was found within 1,500 feet of the exterior walls of the proposed building.**

***Your complete satisfaction is my personal priority*** and I welcome your feedback on your experience doing business with us. If you have any questions or require any clarifications, you can call me anytime at my cell number below.

Sincerely,

  
Megan Perkins



Data Management Services for Government and Business

# Sensitive Use Study

Prepared from public records maintained in the County Assessor's Office  
of Pinal County, Arizona

For

Bldg. 2 - SEC W Honeycutt Ave. & John Wayne Pkwy.  
Maricopa, AZ 85139

Parcel: 510 29 009Q

Prepared for:

Clayton Kiggins  
Trulieve  
4221 E. Coconino Pl.  
Chandler, AZ 85249

May 11, 2023

JN 23124



Data Management Services for Government and Business

## **Sensitive Use Study Statement of Methodology**

Base maps and record land use descriptions were obtained from the latest available version of ArcGis and the Pinal County Assessor's Office, within the area described and for a distance of One Thousand Five Hundred (1,500) feet from the exterior walls of the building located at:

**Bldg. 2 - SEC W Honeycutt Ave. & John Wayne Pkwy.  
Maricopa, AZ 85139**

**Parcel: 510 29 009Q**

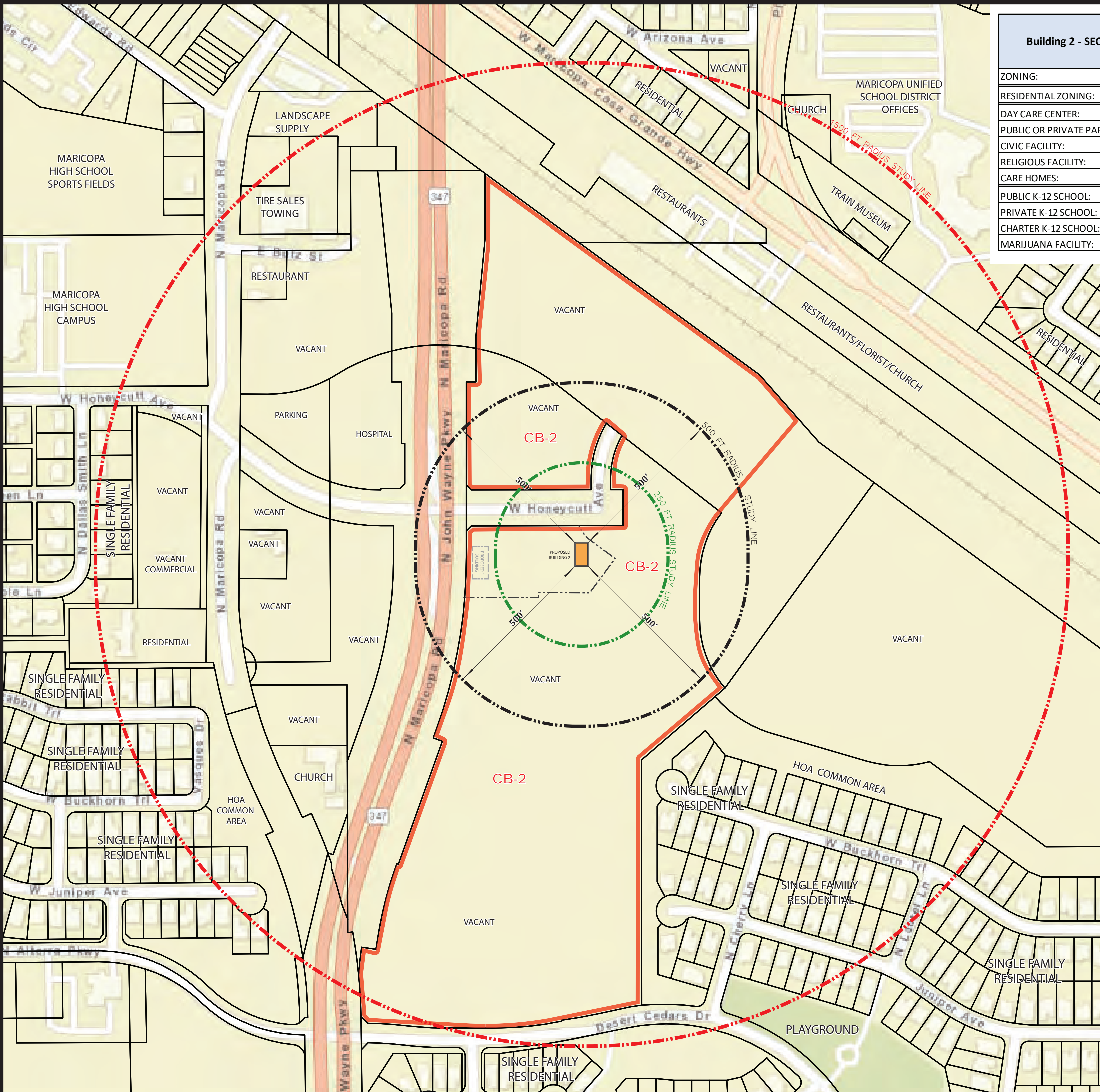
In addition, land use data for individual parcels was obtained from publicly available business license records, online resources, digital geomatics and ground level geospatial photography. Data was analysed and the locations were plotted to identify sensitive uses within the study area.

I certify under penalty of perjury that the foregoing is true and correct.

**Signed:**

A handwritten signature in black ink that reads "Megan Perkins". The signature is fluid and cursive, with the first name "Megan" being more prominent.

**Megan Perkins**  
May 11, 2023



SUMMARY OF SENSITIVE USE FINDINGS	
Building 2 - SEC W Honeycutt Ave. & John Wayne Pkwy., Maricopa AZ 85139	
Parcels: 510 29 009Q	
ZONING:	CB-2: GENERAL BUSINESS ZONE
RESIDENTIAL ZONING:	NO RESIDENTIAL ZONING WAS FOUND WITHIN 250 FT.
DAY CARE CENTER:	NO DAY CARE CENTER WAS FOUND WITHIN 500 FT.
PUBLIC OR PRIVATE PARK:	NO PUBLIC OR PRIVATE PARK WAS FOUND WITHIN 500 FT.
CIVIC FACILITY:	NO CIVIC FACILITY WAS FOUND WITHIN 500 FT.
RELIGIOUS FACILITY:	NO RELIGIOUS FACILITY WAS FOUND WITHIN 500 FT.
CARE HOMES:	NO GROUP OR RESIDENTIAL CARE HOME WAS FOUND WITHIN 500 FT.
PUBLIC K-12 SCHOOL:	NO PUBLIC K-12 SCHOOL WAS FOUND WITHIN 1,500 FT.
PRIVATE K-12 SCHOOL:	NO PRIVATE K-12 SCHOOL WAS FOUND WITHIN 1,500 FT.
CHARTER K-12 SCHOOL:	NO CHARTER K-12 SCHOOL WAS FOUND WITHIN 1,500 FT.
MARIJUANA FACILITY:	NO OTHER MARIJUANA FACILITY WAS FOUND WITHIN 1,500 FT.



SCALE: 1" = 200'



# Cannabis Location Study

For  
W. Honeycut Ave & John Wayne Pkwy  
Maricopa AZ 85139

**Parcel ID 510 25 009Q por.**

May 11, 2023

JN 23124