

# **Trulieve Citizen Participation Report CUP24-01**



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Mr. Derek Scheerer  
City of Maricopa  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

Dear Mr. Scheerer:

Below please find complete details regarding the Citizen Participation Report for Trulieve's Conditional Use Permit CUP24-01.

Trulieve is seeking a Conditional Use Permit to open a dispensary by building out the existing vacant lot located at the Southeast Corner of West Honeycutt Avenue and North John Wayne Parkway in Maricopa, Arizona. The proposed building will be approximately 3,536 square feet, with 28 dedicated parking spots. The dispensary will be operational between the allowable hours of 8:00am and 10:00pm. There will be no delivery service or drive-thru services offered at or from the facility at this time.

The property is located in a growing commercial corridor in the City of Maricopa. Immediately north of the property vacant land. To the northwest is the Exceptional Community Hospital, compatible with the use and makes the dispensary well positioned for providing medical cannabis to healthcare patients. To the east is vacant land that is currently under consideration for development. To the west is vacant land that is well situated for further development of complementary uses to the subject property. To the south is vacant land that is intended to be further developed as part of the project.

Specific Community Outreach Activities Conducted:

- Trulieve mailed a letter to the community that is within 600ft of the proposed property on February 1<sup>st</sup> inviting them to a neighborhood meeting that was held on February 22<sup>nd</sup> at the Maricopa Public Library. The notification list and the letter are attached to this report.
- Trulieve ran a 1/8-page advertisement in the Casa Grande Valley Newspaper, alerting the public to the scheduled Planning and Zoning meeting, which appeared in the February 6<sup>th</sup> print edition.
- A notification sign was placed on the site as another method of notifying the public on February 2<sup>nd</sup>.

Neighborhood Meeting Hosted:

Thursday, February 22<sup>nd</sup>

Location: Maricopa Public Library

Address: 18160 N. Maya Angelo Dr., Maricopa, AZ 85138

Time: 6:00pm

Thank you,

Lauren Niehaus  
Executive Director of Government Relations  
Trulieve



## **NOTIFICATION LETTER**



February 2, 2024

Dear Interested Party,

Trulieve is an industry leading, vertically integrated cannabis company and multi-state operator in Arizona. By providing innovative, high-quality products across our brand portfolio, Trulieve delivers optimal customer experiences and increases access to cannabis, helping patients and customers to live without limits.

Trulieve desires to open a dispensary at the existing vacant lot located adjacent to the Southeast corner of West Honeycutt Avenue and North John Wayne Parkway in Maricopa, Arizona. The proposed building will be approximately 2,960 square feet, with 28 dedicated parking spots.

The goals and objectives of this project include:

- Breathe new life into an existing vacant lot.
- Serve a growing demand in an area where population is growing significantly, yet dispensaries are presently not operating.
- Provide a new image for this prominent corner of the neighborhood with building design elements.
- Bring a marijuana dispensary to an area of Pinal County where demand is high and growing, noting that 64% of the voting population supported Prop 207 legalizing the sale of marijuana for adult use purposes in the November 2020 election.

This letter serves as notification for Trulieve's pursuit of a Marijuana Conditional Use Permit for this parcel and notification of upcoming meeting dates:

**Neighborhood Meeting**

February 22, 2024 @ 6:00 PM  
Maricopa Library  
18160 N Maya Angelou Dr.  
Maricopa, AZ 85138

**Planning & Zoning Commission:**

March 11, 2024 @ 6:00 PM  
City Hall – Council Chambers  
39700 W Civic Center Plaza  
Maricopa, AZ 85138

Should you have any questions, please contact Trulieve's Executive Director of Government Relations, Lauren Niehaus, at [Lauren.Niehaus@Trulieve.com](mailto:Lauren.Niehaus@Trulieve.com). The City Planning contact for this project is Derek Scheerer, who can be reached at [Derek.Scheerer@maricopa-az.gov](mailto:Derek.Scheerer@maricopa-az.gov).

Sincerely,

A handwritten signature in purple ink, appearing to read "Lauren Niehaus", with a stylized flourish at the end.

Lauren Niehaus  
Executive Director, Government Relations  
Trulieve Cannabis Corp.



## MAILING LIST

STETSON LOUIS 44390 W BUCKHORN TRL MARICOPA, AZ 85138	CITY OF MARICOPA 39700 W CIVIC CENTER PLZ MARICOPA, AZ 85138
-------------------------------------------------------------	--------------------------------------------------------------------

EHC MARICOPA LP 3514 CIDER SPRINGS RD DALLAS, TX 75219	,
--------------------------------------------------------------	---

ARIZONA DEPARTMENT OF TR... 205 S 17TH AVE MD 612E PHOENIX, AZ 85007	,
----------------------------------------------------------------------------	---

CITY OF MARICOPA 39700 W CIVIC CENTER PLZ MARICOPA, AZ 85138	,
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DESERT CEDARS EQUITIES LL...  
5346 E CALLE DEL NORTE  
PHOENIX, AZ 85018

DESERT CEDARS EQUITIES LL...  
5346 E CALLE DEL NORTE  
PHOENIX, AZ 85018

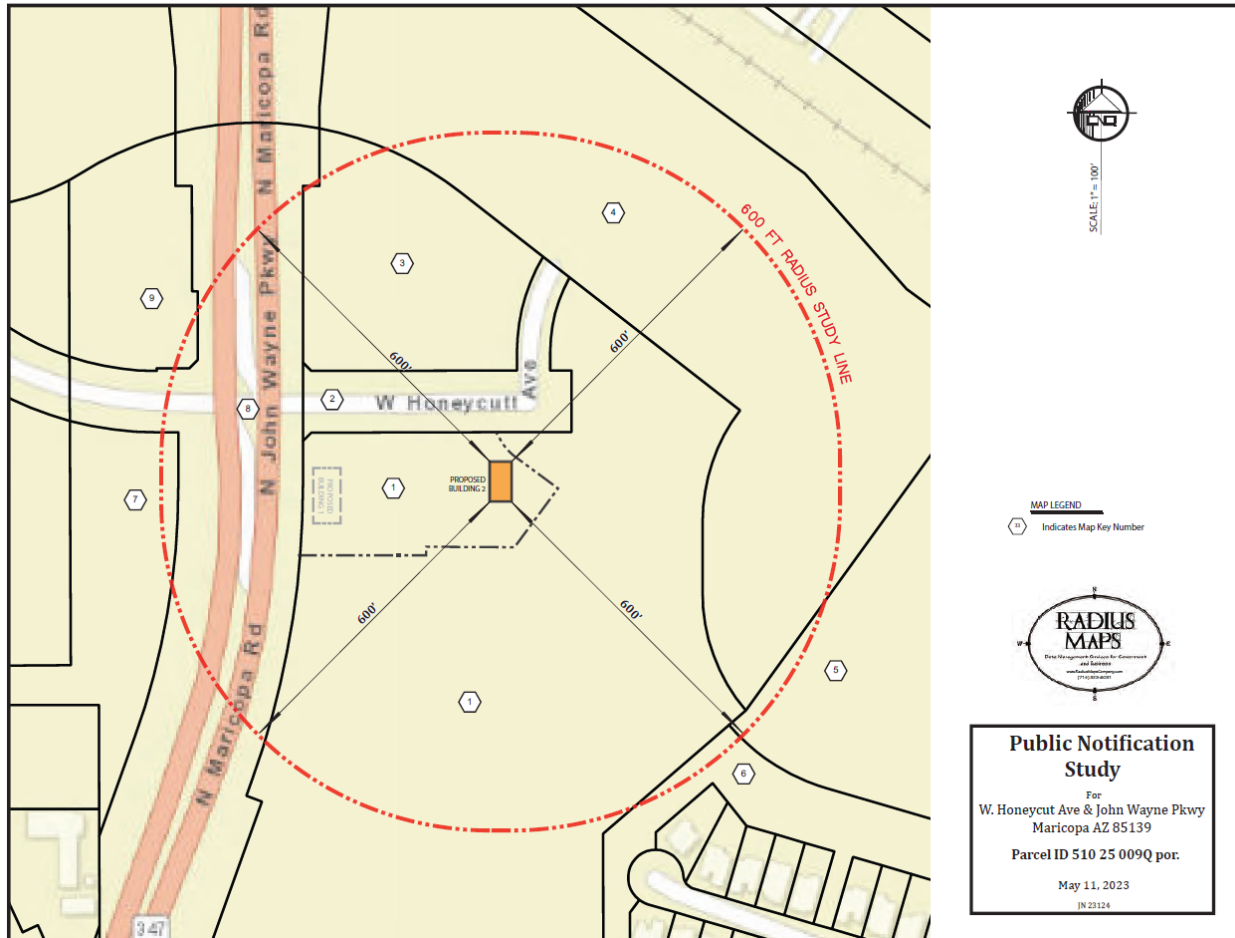
STATE OF ARIZONA  
205 S 17TH AVE MD 612E  
PHOENIX, AZ 85007

ARIZONA DEPARTMENT OF TR...  
205 S 17TH AVE MD 612E  
PHOENIX, AZ 85007

CITY OF MARICOPA  
39700 W CIVIC CENTER PLZ  
MARICOPA, AZ 85138

DESERT CEDARS HOMEOWNE...  
4645 E COTTON GIN LOOP  
PHOENIX, AZ 85040

## RADIUS MAP





**NEWSPAPER NOTICE**

**NEWSPAPER NOTICE  
NOTICE OF NEIGHBORHOOD MEETING  
AND PUBLIC MEETING  
Conditional Use Permit (CUP) Case No. CUP24-01**

**Neighborhood Meeting**

February 22nd @ 6:00 PM  
Maricopa Library and Cultural Center  
18160 N. Maya Angelou Dr.  
Maricopa, AZ 85138

**Planning & Zoning Commission Meeting  
(PUBLIC MEETING)**

March 11th @ 6:00 PM  
City Hall – Council Chamber  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

NOTICE IS HEREBY GIVEN THAT at the above-listed meeting, a PUBLIC MEETING will be held at the above stated date, time, and location.

Desert Cedars Equities, L.L.C., represented by BRLS Properties Tenant Maricopa, LLC, a subsidiary of Trulieve, Inc., is proposing a cannabis dispensary at the Southeast corner of West Honeycutt Avenue and North John Wayne Parkway.

The Planning and Zoning Division is processing this proposal in accordance to the Zoning Code as a Conditional Use Permit, CUP24-01.

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: Derek Scheerer at 39700 W Civic Center Plaza, Maricopa, AZ 85138 or email at [Derek.Scheerer@maricopa-az.gov](mailto:Derek.Scheerer@maricopa-az.gov). Please include name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 316-6948.

Published in Casa Grande Valley Newspapers  
February 6, 2024

**NEWSPAPER AFFIDAVIT****AFFIDAVIT OF PUBLICATION**

State of New Jersey, County of Hudson, ss:

Tatiana Dorval, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of 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 1 issues. The publications thereof having been on the following dates:

**PUBLICATION DATES:**

Feb. 6, 2024

**NOTICE ID:** lhy5KhqeO8e4XpMLzZ5x

**NOTICE NAME:** Conditional Use Permit (CUP) Case No. CUP24-0

**Publication Fee:** 60.64

(Signed) Tatiana Dorval

**VERIFICATION**

State of New Jersey  
County of Hudson

**SHANNEA H HOLMES**  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
My Commission Expires August 1, 2026

Subscribed in my presence and sworn to before me on this: 02/14/2024



Notary Public

Notarized remotely online using communication technology via Proof.

NEWSPAPER NOTICE  
NOTICE OF NEIGHBORHOOD  
MEETING  
AND PUBLIC MEETING  
Conditional Use Permit (CUP)  
Case No. CUP24-01  
Neighborhood Meeting  
February 22nd @ 6:00 PM  
Maricopa Library and Cultural  
Center  
18160 N. Maya Angelou Dr.  
Maricopa, AZ 85138  
Planning & Zoning Commission  
Meeting  
(PUBLIC MEETING)  
March 11th @ 6:00 PM  
City Hall – Council Chamber  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138  
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THAT at the above-listed meeting,  
a PUBLIC MEETING will be held  
at the above stated date, time, and  
location.  
Desert Cedars Equities, L.L.C.,  
represented by BRLS Properties  
Tenant Maricopa, LLC, a  
subsidiary of Trulieve, Inc., is  
proposing a cannabis dispensary  
at the Southeast corner of West  
Honeycutt Avenue and North John  
Wayne Parkway.  
The Planning and Zoning Division  
is processing this proposal in  
accordance to the Zoning Code as  
a Conditional Use Permit, CUP24-  
01.  
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: Derek Scheerer  
at 39700 W Civic Center Plaza,  
Maricopa, AZ 85138 or email  
at Derek.Scheerer@maricopa-  
az.gov. Please include name,  
address, telephone number and  
signature. For questions, contact  
the Planning and Zoning Division  
at (520) 316-8948.  
Published in Casa Grande Valley  
Newspapers  
Published 2/06/24



## SIGN POSTING/AERIAL





## **NEIGHBORHOOD MEETING RECAP**

The Trulieve team hosted a neighborhood meeting on February 22<sup>nd</sup> at the Maricopa Library 6:00pm. Team members in attendance included Andrew Bauer, Government Relations Specialist, and Will Koslow, Assistant General Counsel.

The team was prepared with a full PowerPoint presentation that included information on Trulieve, the proposed site, security, and community participation.

The meeting was not attended by anyone from the public. City Planner Derek Scheerer was in attendance.

### *Sign In Sheet*

**Trulieve - Maricopa**  
Neighborhood Meeting February 22, 2024  
6:00PM

Maricopa Library and Cultural Center  
18160 N. Maya Angelou Dr.  
Maricopa, AZ 85138

First Name	Last Name	Property Address	Email Address	Phone
Derek	Scheerer	39700 City Plaza	derek.scheerer@maricopa-az.gov	520-316-6980



*Comment Cards*

**Trulieve - Maricopa**  
Neighborhood Meeting February 22, 2024  
6:00PM

Maricopa Library and Cultural Center  
18160 N. Maya Angelou Dr.  
Maricopa, AZ 85138

Comments: \_\_\_\_\_

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