

Strive Pharmacy

Citizen Participation Plan

Site Plan Review and Preliminary Plat

Case No. SUP-_____

1st Submittal: June 24, 2025



WITHEY
MORRIS
BAUGH

Introduction

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site. The Applicant is requesting a Special Use Permit (SUP) for a parking reduction. The subject site is comprised of approximately 12.96 acres located at the northwest corner of Warner Road and Sossaman Road (the "Property"). See Aerial Map attached at **Tab 1**.

The project is consistent with the City's General Plan designation and compatible with the surrounding uses. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

I. Contact

Alex Hayes

Withey Morris Baugh, PLC

2525 East Arizona Biltmore Circle

Phoenix, Arizona 85016

602-230-0600

Email: hayes@wmbattorneys.com

II. Contact List

Parties affected by the applications may include properties owners within 1,000-feet of the Property as identified by the Maricopa County Assessor's Map, residents, registered neighborhoods, homeowners' associations, and other neighborhood entities identified by the City of Mesa and interested parties which may request to be placed on the Contact List. A copy of the contact list and map of the mailing area are attached at **Tab 2**.

III. Notification Technique / Notice of Meetings

Citizens, registered neighborhoods, homeowners' associations, and other interested parties affected by the SUP application will be notified of the application through an

informational mailing to be sent following the submittal. The letter will introduce the Applicant, provide information on the project, provide contact information for the City and the Applicant and encourage the recipient to contact the City or the Applicant with any questions or comments.

Once hearings are scheduled, another mailing will be sent out with detailed information on the hearing and how to participate. The hearing notification letter will again encourage the recipient to contact the City or the Applicant with any questions or comments.

When the SUP application is scheduled for consideration by the Board of Adjustment, new letters will be distributed with hearing information and a sign posted on site – as directed by the City.

IV. Response Procedures

The Applicant will be available to discuss the project with any and all citizens expressing interest in the project. Phone conversations are typically the most efficient and appreciated means of discussing projects, but Individual meetings (virtual or otherwise) will be conducted upon request. The City of Mesa is also available to answer questions regarding the review and public hearing process.

V. Status Procedures

The Applicant shall keep the City of Mesa informed of the status of its citizen participation efforts through a Citizen Participation Report or other correspondence with the assigned City Staff. Copies of the applications containing the complete details of the requests shall be kept on file with the City of Mesa.

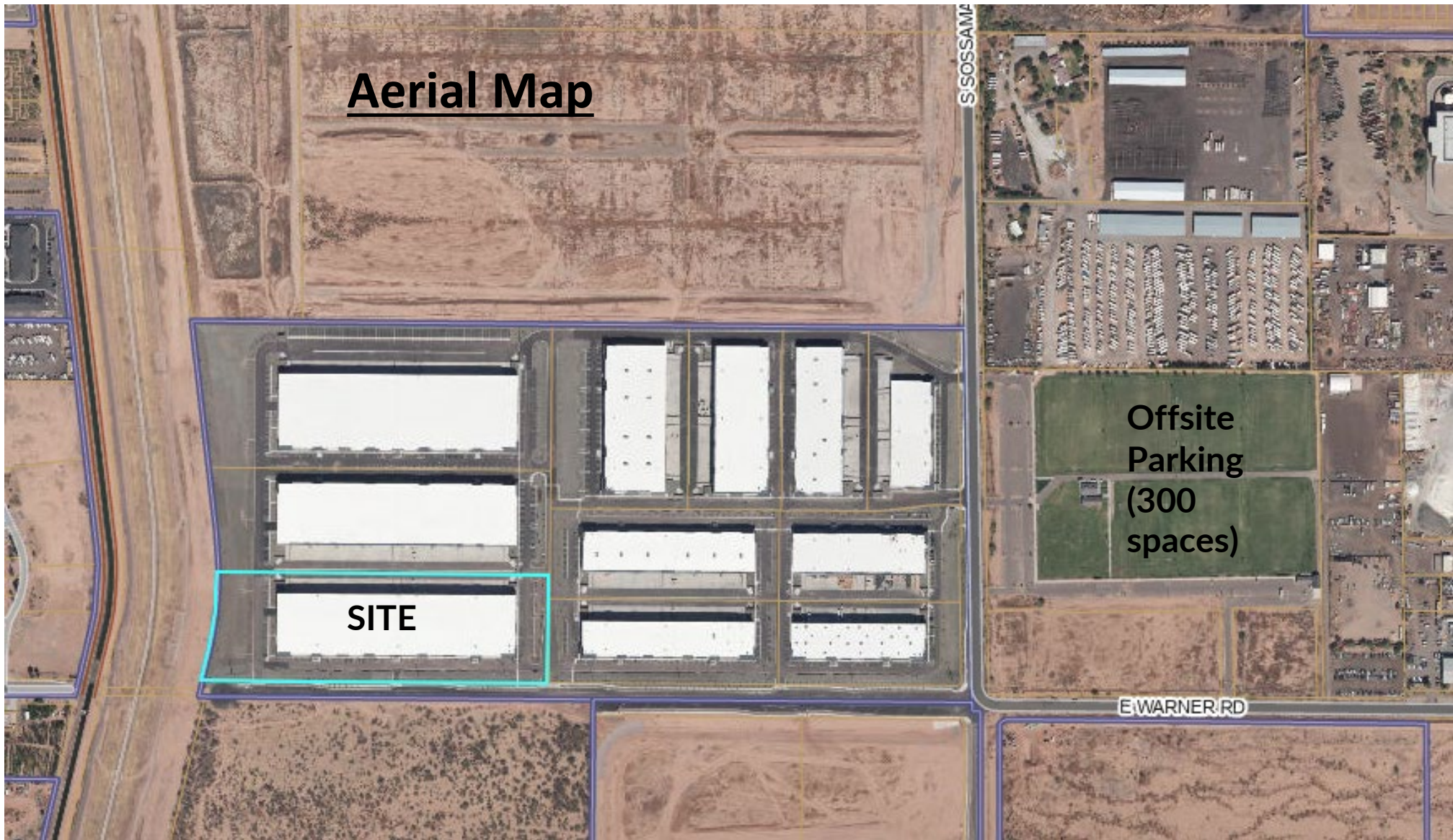
VI. Inquiries

Information regarding project inquiries will be documented in the Citizen Participation Report and/or provided to the assigned City Staff.

VII. Schedule for Implementation

- | | |
|--------------------------------|---------------|
| 1. SUP Submittal | June 25, 2025 |
| 2. Notification letters mailed | July 2025 |
| 3. SUP Hearing notification | August 2025 |

TAB 1



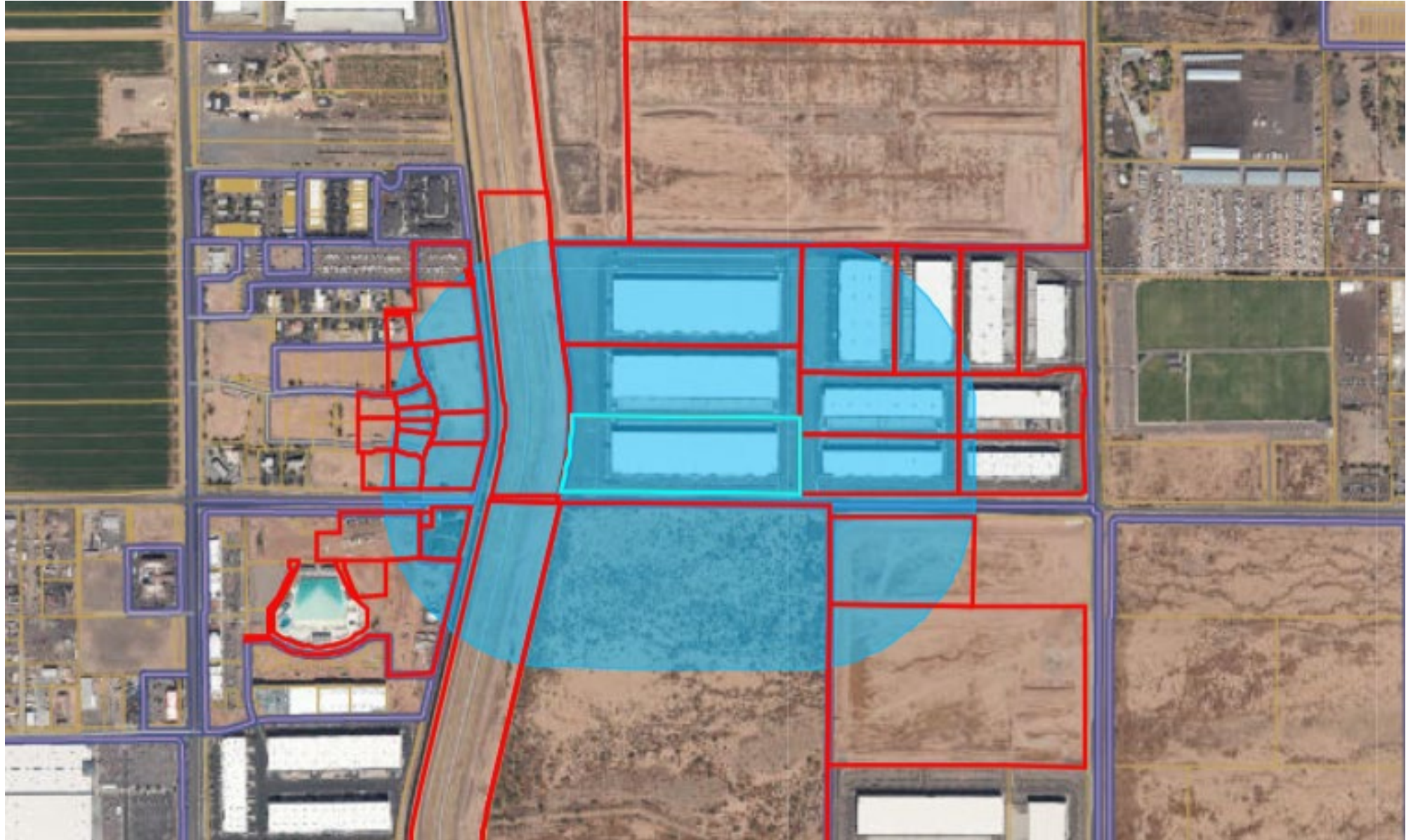
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<https://www.wmbattorneys.com/>



TAB 2

1,000 ft Property Owner Map



7236 E Warner Rd, Mesa

Parcel Number	Owner	Mailing Address
304-17-014F	FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801 W DURANGO ST PHOENIX AZ USA 85009
304-17-014G	FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801 W DURANGO ST PHOENIX AZ USA 85009
304-17-014L	MESA AZ INDUSTRIAL OWNER LLC	18565 JAMBOREE RD STE 200 IRVINE CA USA 92612
304-17-014M	MESA AZ INDUSTRIAL OWNER LLC	18565 JAMBOREE RD STE 200 IRVINE CA USA 92612
304-17-017	GATEWAY STORAGE LAND LLC	6903 E PARKWAY NORTE MESA AZ USA 85212
304-17-018	SARSAR KHAMIS GEORGE	1745 S DON LUIS CIR MESA AZ USA 85202
304-17-029	MMM LANDSCAPE MAINTENANCE LLC	577 E PARK AVE GILBERT AZ USA 85234
304-17-038	RR HEADQUARTERS LLC	2105 N NEVADA ST CHANDLER AZ USA 85225
304-17-039	SARSAR KHAMIS GEORGE	1745 S DON LUIS CIR MESA AZ USA 85202
304-17-040	SHAWN BENSON IRREVOCABLE TRUST OF 2020	2065 W OBISPO AVE STE 101 GILBERT AZ USA 85233
304-17-041	SAGEWOOD QOZB LLC	6859 E REMBRANDT AVE STE 122 MESA AZ USA 85212
304-17-042A	BENSON GATE WAY/BENSON SHAWN KARL/ANDREA	7533 N 70TH ST PARADISE VALLEY AZ USA 85253
304-17-056	RICHARD H STEELE III AND REGINA STEELE REVOCABLE TRUST	2319 E ESCONDIDO PL GILBERT AZ USA 85234
304-17-057	CUSTOM HOMES BY VIA LLC	6903 E PARKWAY NORTE MESA AZ USA 85212
304-17-058	GATEWAY NORTE HC LLC	6903 E PARKWAY NORTE MESA AZ USA 85212
304-17-059	ARMACO LLC	6900 E INDIAN SCHOOL RD UNIT 20C SCOTTSDALE AZ USA 85251
304-17-060	GATEWAY NORTE HC LLC	6903 E PARKWAY NORTE MESA AZ USA 85212
304-17-061	GATEWAY NORTE HC LLC	6903 E PARKWAY NORTE MESA AZ USA 85212
304-17-062	NORTHGATE LLC	6903 E PARKWAY NORTE MESA AZ USA 85212
304-17-980A	CONCEPT HOLDINGS LLC	1324 N FARRELL CT STE 118 GILBERT AZ USA 85233
304-17-982	HUB AT 202 OWNCO LLC	488 MADISON AVE FL 18 NEW YORK NY USA 10022
304-17-983	HUB AT 202 OWNCO LLC	488 MADISON AVE FL 18 NEW YORK NY USA 10022
304-17-984	HUB AT 202 OWNCO LLC	488 MADISON AVE FL 18 NEW YORK NY USA 10022
304-17-985	HUB AT 202 OWNCO LLC	488 MADISON AVE FL 18 NEW YORK NY USA 10022
304-17-987	HUB AT 202 OWNCO LLC	488 MADISON AVE FL 18 NEW YORK NY USA 10022
304-17-988	HUB AT 202 OWNCO LLC	488 MADISON AVE FL 18 NEW YORK NY USA 10022
304-17-989	HUB AT 202 OWNCO LLC	488 MADISON AVE FL 18 NEW YORK NY USA 10022
304-17-990	HUB AT 202 OWNCO LLC	488 MADISON AVE FL 18 NEW YORK NY USA 10022
304-17-991	HUB AT 202 OWNCO LLC	488 MADISON AVE FL 18 NEW YORK NY USA 10022
304-17-992	HUB AT 202 OWNCO LLC	488 MADISON AVE FL 18 NEW YORK NY USA 10022
304-30-010C	OCHENTA VENTURES LLC	3 CHARTER OAK PL HARTFORD CT USA 06106
304-30-011B	ACTION ZONE BUSINESS 17 LLC	124 S 600 E SALT LAKE CITY UT USA 84102
304-30-013B	FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801 W DURANGO ST PHOENIX AZ USA 85009
304-30-037	MESA CITY OF	PO BOX 1466 MESA AZ USA 85211-1466
304-30-948	ACTION ZONE BUSINESS 40 LLC	124 S 600 E SALT LAKE CITY UT USA 84102
304-30-958	ACTION ZONE BUSINESS 40 LLC	124 S 600 E SALT LAKE CITY UT USA 84102
304-30-965	NORTHINGTON MESA INDUSTRIAL PROPERTY OWNER LLC	3200 PARK CENTER DR STE 1240 COSTA MESA CA USA 92626
304-30-967	NORTHINGTON MESA INDUSTRIAL PROPERTY OWNER LLC	3200 PARK CENTER DR STE 1240 COSTA MESA CA USA 92626