

# CITIZEN PARTICIPATION REPORT

Pacific Proving Technology Campus Project  
Proposed Annexation, Minor General Plan Amendment, Rezoning/Site Plan Review/Council Use  
Permit & Design Review.

Northeast Corner of Pecos Road and the Crismon Road Alignment

Parcel Numbers: 313-25-859Z and Portion of 313-25-859Y

June 26, 2024

## **A. Case Ref. Numbers: AN24-00192, ZON24-00190, & DRB24-00191**

**Overview:** The purpose of this Citizen Participation Report is to summarize how citizen participation was conducted for the +/- 178-acre vacant site proposed for the Pacific Proving Technology Campus project. Our client, Pacific Proving, LLC (“Pacific Proving”), is requesting approvals of the following: Annexation of a +/- 138-acre portion of the property into the City of Mesa, a Minor General Plan Amendment to change the property’s Character Area Designation from Mixed Use Community to Employment, a Rezoning to Light Industrial with a Planned Area Development (“PAD”) Overlay/Site Plan Review/Council Use Permit for electric substation, and Design Review for the development of a data center/technology campus.

## **B. Contact Lists**

The Contact List for the cases are included as noted below. (See **Tab A.**)

1. A contact list will be developed for citizens and agencies within this area including:

- All property owners within 1,000 feet of the site as determined by the Maricopa County Assessor for all noticing regarding the Neighborhood Meeting, Design Review Board Meeting, and Planning and Zoning Board Hearing.
- Any Homeowners Associations within ½-mile of the project.
- Registered Neighborhoods within 1-mile and Interested Parties list provided from the City of Mesa – **Per the City there are none.**

## **C. Notice of Application Filed / Virtual Neighborhood Meeting & Public Meeting / Hearing Notifications**

### *Notice of Applications Filed / Virtual Neighborhood Meeting Letter*

On May 8, 2024, Gammage & Burnham, P.L.C. (the “Applicant”) mailed a Notice of Applications Filed / Neighborhood Meeting. The mailing list for the public hearing notification letter included all parties within 1,000 feet, Homeowners Associations within ½-mile, and Registered Neighborhoods within 1-mile and Interested Parties list provided from the City of Mesa (i.e., the City had none on record). The content of the letter included a description of the request; case number; site location and acreage; the date, time, and directions for accessing the virtual neighborhood meeting; contact information for the Applicant and City planner assigned to the case; and copies of the site/landscape

plan and building rendering for the proposed development. See **Tab B** for a copy of the letter mailed. **No one attend / participated in the virtual neighborhood meeting held on May 21, 2024.**

***Design Review Board Public Meeting Letter***

On June 24, 2024, the Applicant prepared and delivered copies to the city of Mesa Planning Division of the Notice of Public Meeting letter advising of the Design Review Board meeting. The mailing list for the public hearing notification letter included all parties within 1,000-feet. The content of the letter included a description of the request; case number; site location and acreage; the date, time, and location of the Design Review Board meeting; contact information for the Applicant and City planner assigned to the case; and copies of the site plan, landscape plan, and building renderings for the proposed development. See **Tab C** for a copy of the letter.

***Planning and Zoning Board Public Hearing Letter***

By July 8, 2024, the Applicant will prepare and deliver copies to the city of Mesa Planning Division of the Notice of Public Hearing letter advising of the Planning and Zoning Board hearing. The mailing list for the public hearing notification letter included all parties within 1,000-feet. The content of the letter included a description of the request; case number; site location and acreage; the date, time and location of the Planning and Zoning Board hearing; contact information for the Applicant and City planner assigned to the case; and copies of the site plan, landscape plan, and building renderings for the proposed development. A copy of the Notice of Public Hearing letter will be provided to the city of Mesa when completed.

***Site Posting***

By July 8, 2024, Dynamite Signs will install two (2) public hearing notification signs on the property (along Pecos Road) identifying the scheduled public hearing. The notification signs will conform with the City’s standard and customary site posting requirements and will include information on the date, time, and location of the Planning and Zoning Board hearing for the Application, a summary of the request, and contact information for the Applicant. The Affidavit of Public Hearing Notification site posting, and photographic evidence will be provided to the city when completed.

**D. Inquiries / Response Procedures**

To date, the Gammage & Burnham, P.L.C. has not received any telephone calls, emails, letters, or other correspondence regarding the request/notices sent. Any future substantive inquiries regarding the request will be documented in a supplemental to this report.

**E. Summary of Schedule of Implementation**

Applications Filed:	March 4, 2024
Notice of Apps. Filed / Virtual Neighborhood Mtg.:	May 8, 2024
Neighborhood Meeting (Virtual):	May 21, 2024
Mailings for Design Review Mtg.:	June 24, 2024
Citizen Participation Report Submitted:	June 26, 2024
Mailings for P&Z Board Hearing:	July 8, 2024
Site Posting for Planning and Zoning Board Hearing:	July 8, 2024
Design Review Board Meeting:	July 9, 2024
Planning and Zoning Board Hearing:	July 24, 2024

**TAB A**

AMAZON DATA SERVICES INC  
PO BOX 81226  
SEATTLE, WA 98108

KIW MESA SILVER VALLEY VENTURE LLC  
6710 E CAMELBACK RD  
SCOTTSDALE, AZ 85251

MESA BA LAND LLC  
2801 E CAMELBACK RD STE 450  
PHOENIX, AZ 85016

TB MESA I LLC  
1140 VIRGINIA DR  
FORT WASHINGTON, PA 19034

SUNBELT MESA ELLSWORTH LP  
8095 OTHELLO AVE  
SAN DIEGO, CA 92111-3713

SAIA MOTOR FREIGHT LINE LLC  
11465 JOHNS CREEK PKWY STE 400  
JOHNS CREEK, GA 30097

MESA CITY OF  
PO BOX 1466  
MESA, AZ 85211

OLD DOMINION FREIGHT LINE INC  
500 OLD DOMINION WAY  
THOMASVILLE, NC 27360

BYNER CATTLE COMPANY  
333 N CENTRAL AVE  
PHOENIX, AZ 85004-2121

CUBES AT MESA GATEWAY BUILDING A  
LLC  
7800 FORSYTH BLVD FL 3  
ST. LOUIS, MO 63105

CUBES AT MESA GATEWAY BUILDING B  
LLC  
7800 FORSYTH BLVD FL 3  
ST LOUIS, MO 63105

PACIFIC PROVING LLC  
2801 E. CAMELBACK RD STE 450  
PHOENIX, AZ 85016

SHEA HOMES ARIZONA LIMITED  
PARTNERSHIP  
8800 N GAINNEY CENTER DR STE 350  
SCOTTSDALE, AZ 85258

SHEA HOMES LIMITED PARTNERSHIP  
8800 N GAINNEY CENTER DR STE 350  
SCOTTSDALE, AZ 85258

AG EHC II LEN MULTI STATE 4 LLC  
1665 W ALAMEDA DR STE 130  
TEMPE, AZ 85282

AVALON CROSSING COMMUNITY  
ASSOCIATION  
8800 N GAINNEY CENTER DR STE 350  
SCOTTSDALE, AZ 85258

Councilmember Scott Somers  
PO Box 1466  
Mesa, AZ 85211-1466

Alicia Martinez  
PO Box 1466  
Mesa, AZ 85211-1466

City of Mesa Development Services  
Department  
Attn: Sean Pesek, AICP, Senior Planner  
PO Box 1466  
Mesa, AZ 85211-1466

City of Mesa Development Services  
Department  
Cassidy Welch, AICP, Senior Planner  
PO Box 1466  
Mesa, AZ 85211-1466

GAMMAGE & BURNHAM, PLC  
ATTN: DENNIS M. NEWCOMBE  
40 N CENTRAL AVE, 20TH FL  
PHOENIX, AZ 85004

**TAB B**

# GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

40 NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566

FACSIMILE (602) 256-4475

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Dennis M. Newcombe

DIRECT (602) 256-4446

E-Mail Address: [dnewcombe@gbllaw.com](mailto:dnewcombe@gbllaw.com)

May 8, 2024

## VIA U.S. MAIL

Re: Notice of Applications Filed / Virtual Neighborhood Meeting.  
City of Mesa Reference Numbers: ANX24-00192, ZON24-00190 & DRB24-00191.  
Approximately 178-Acres of Vacant Land.  
Located Approx. 1-Mile East of Ellsworth Road & North of Pecos Road (a.k.a.,  
Northeast Corner of the Future Crismon Road Alignment & Pecos Road).

Dear Property Owner:

We represent Pacific Proving, LLC / Mesa BA Land, LLC (collectively, "Pacific") our client who is seeking to rezone their approximately 178-acres of vacant land located +1-mile east of Ellsworth Road and north of Pecos Road or at the northeast corner of the future Crismon Road alignment and Pecos Road (the "Property"). (See the Attached: Property Location Map) We have submitted to the City of Mesa Development Services Department, Planning Division, three (3) application requests, they are for an Annexation, Light Industrial ("LI") zoning with Planned Area Development ("PAD") overlay including a Minor General Plan Amendment to Employment/site plan review, and Design Review. Working with AE Urbia (i.e., the architect/designer), Pacific, and our office we are processing three (3) applications to allow for the ultimate development of the proposed "Pacific Proving Technology Campus" within proximity of the Phoenix-Mesa Gateway Airport.

As stated, the Property is currently vacant and will be annexed into the City and rezoned to Light Industrial ("LI") with a Planned Area Development overlay to accommodate a potential corporate headquarters/office, light industrial buildings along with a power substation. The Pacific Proving Technology Campus PAD provides for typical and commonly requested industrial development standards (e.g., parking, setbacks, design alternatives, etc.) to accommodate a future technology/data user. This application seeks to provide flexibility and options for the end user.

The proposed campus has been thoughtfully designed to provide optimal flexibility and efficiency to accommodate a future technology/data employment user's need. The campus is centered around an internal entry drive that leads to the primary office building at the north end of the campus. The proposed "data hall/flex use buildings" and industrial shell buildings are situated on the east and west sides of the entry drive. The campus is planned to include a 3-story office building providing approximately 105,000 square feet of office and employment space, a one-story, approximately 100,000 square foot warehouse building, and nine (9), one-story "data hall/flex use buildings" providing approximately 2.2 million square feet of building space. The building heights

will range from 38 to 55-feet and the proposed site plan identifies a location for an SRP substation. The proposed buildings are of a quality design and features elevated architectural materials/appearance. (See Attached: Landscape/Site Plan and Perspective Rendering).

The requests and site plan/design for Pacific is consistent with the City's plans for the area, the zoning/development occurring in the area, and future infrastructure improvements. With that being said, please accept this letter as an invitation to attend a Virtual Neighborhood Meeting, which is being held to discuss our client's proposal.

The details of the Virtual Neighborhood Meeting are as follows:

**VIRTUAL NEIGHBORHOOD MEETING**

**Tuesday, May 21, 2024, 6:00 PM**

To register for the Virtual Neighborhood Meeting, please visit [www.gblaw.com/178acres](http://www.gblaw.com/178acres). For assistance with registration, please contact Ellie Brundige, Gammage & Burnham Land Use Planner, at (602) 256-4409 – or – [ebrundige@gblaw.com](mailto:ebrundige@gblaw.com).

**Please Note:** Specific formal city meeting/hearing dates have not yet been set. You should receive a subsequent mailing identifying the dates and locations of meetings/hearings when they have been scheduled.

In the meantime, should you have any questions or cannot attend the upcoming virtual neighborhood meeting and would like more information, please feel free to contact me at:

Dennis M. Newcombe with Gammage & Burnham  
(602) 256-4446 – or – via e-mail: [dnewcombe@gblaw.com](mailto:dnewcombe@gblaw.com)

If you require additional information from the City of Mesa Development Services Department, Planning Division, please contact our City representative.

Cassidy Welch, AICP, Senior Planner  
(480) 644-2591 – or – via e-mail: [Cassidy.Welch@MesaAZ.gov](mailto:Cassidy.Welch@MesaAZ.gov)

We appreciate your time and consideration.

Very truly yours,

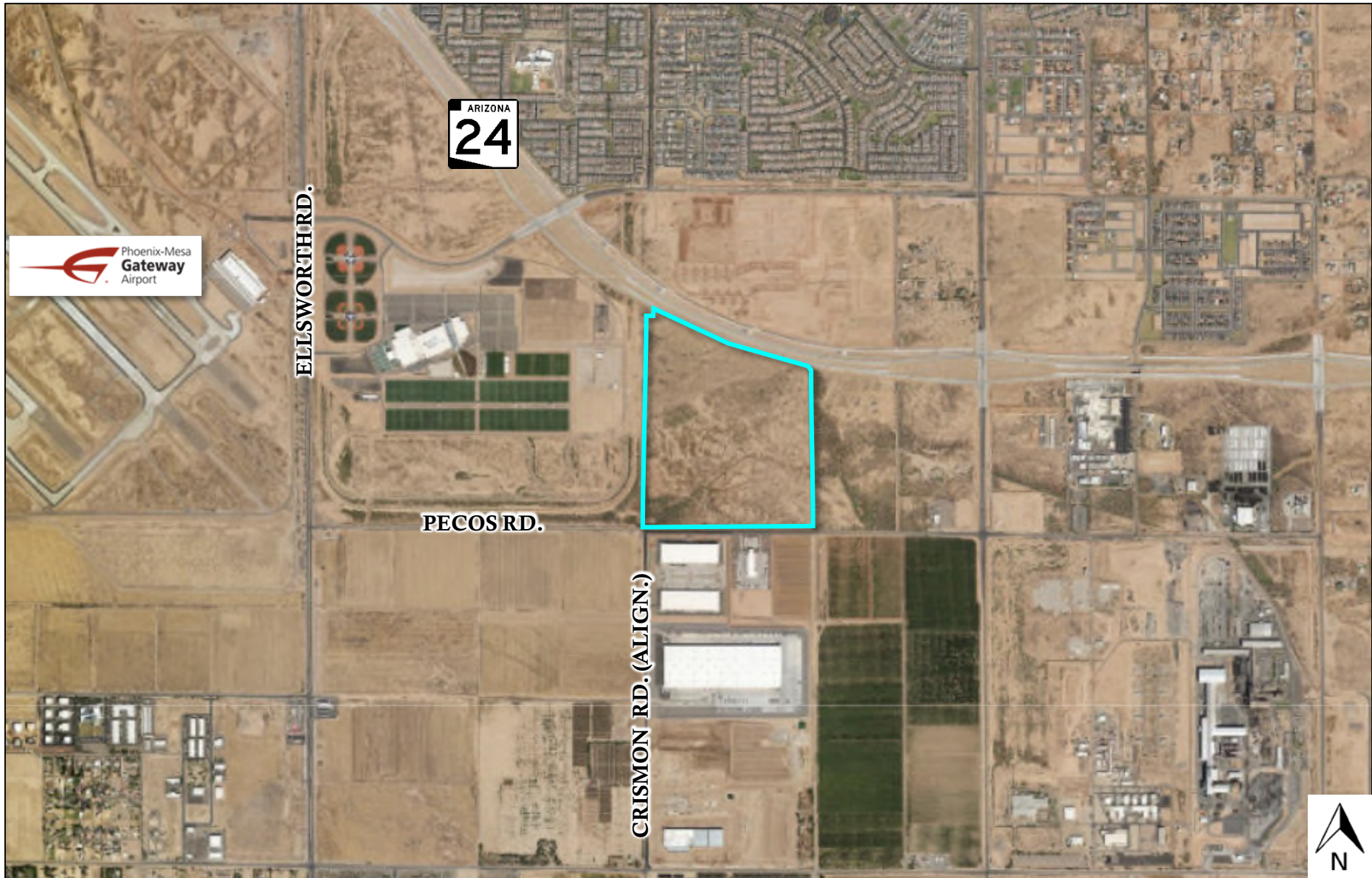
**GAMMAGE AND BURNHAM, PLC**

***Dennis M. Newcombe***

Dennis M. Newcombe  
Senior Land Use Planner

**Enclosures:** Property Location Map  
Proposed Landscape/Site Plan and Perspective Rendering

# LOCATION AERIAL MAP



Subject Property



**PLANT LEGEND**

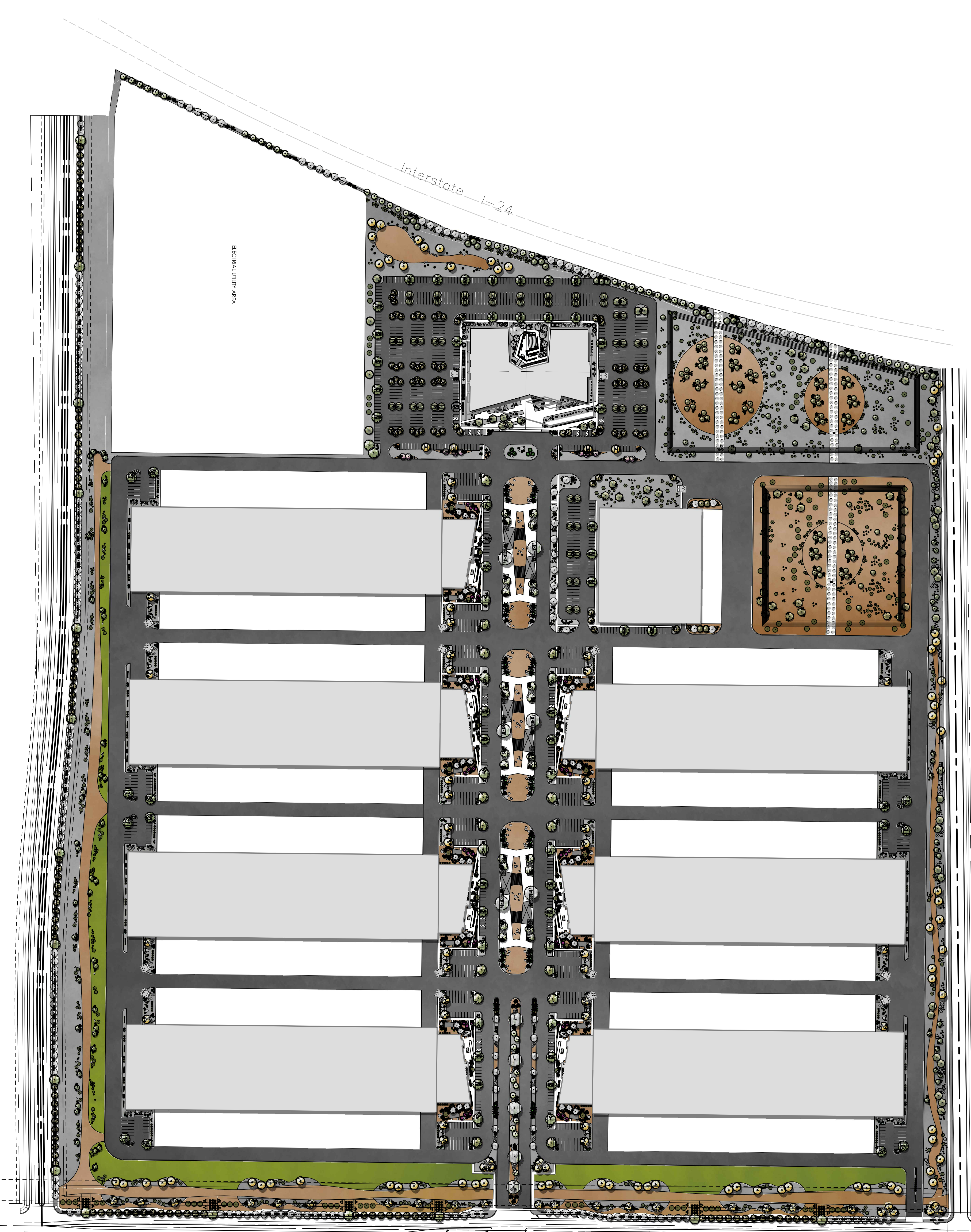
NOTE: PLANT QUANTITIES AND PROPORTIONS ARE PROVIDED FOR CONFORMANCE ONLY. ONLY IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
<b>CONIFERS</b>						
	CAB	30	Cupressus arizonica 'Blue Ice' Blue Ice Arizona Cypress	36"box		5'-6"
	CSG	245	Cupressus sempervirens 'Glauca' Blue Italian Cypress	24"box		6'-7"
<b>DECIDUOUS TREES</b>						
	AWP	161	Acacia willardiana Palo Blanco	24"box	2"Cal	
	CDD	24	Chilopsis linearis 'MSWNL09a' Desert Diva® Desert Willow	24"box	Multi-trunked	6'-7"
	Get	11	Cercis canadensis texensis Texas Redbud	24"box	Multi-trunked	6'-7"
	CLL	172	Chilopsis linearis 'Burgundy Lace' Burgundy Lace Desert Willow	24"box	Multi-trunked	
	LFD	54	Lagerstroemia indica 'Whit II' Dynamite® Grape Myrtle	20 gal.	Clump	
	PDM	141	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24"box	Multi-trunked	6'-7"
	PCR	99	Pistacia chinensis 'Red Push' Red Push Chinese Pistache	24"box	2"Cal	
	PCT	121	Prosopis chilensis 'Thornless' Thornless Chilean Mesquite	36"box	2"Cal	
	PPB	53	Parkinsonia florida Blue Palo Verde	36"box	Multi-trunked	
<b>EVERGREEN TREES</b>						
	ASW	42	Acacia salicina Willow Acacia	24"box	2"Cal	
<b>PALMS</b>						
	BNP	6	Bismarckia nobilis Bismarck Palm	48"box		10-12"
	GHM	95	Chamaerops humilis Mediterranean Fan Palm	48"box	Clump	
	Pe'd	6	Phoenix canariensis Canary Island Date Palm	48"box		10-12"
	PDD	44	Phoenix dactylifera Date Palm	48"box		10-12"
	W'e'm	2	Washingtonia robusta Mexican Fan Palm	48"box		10-12"
<b>HOT DESERT EVERGREEN</b>						
	AAM	175	Acacia aneura Mulga	24"box	2"Cal	
	FNL	12	Ficus nitida Indian Laurel Ficus	24"box	2"Cal	
	OE'W	4	Olea europaea 'Wilson' Wilson Olive	24"box	2"Cal	
	APT	256	Agave parryi var. truncata Artichoke Parry's Agave	5 gal		
	DQM	366	Dawsonia quadrangulatum Mexican Grass Tree	5 gal		
	H'FD	359	Hesperaloe parviflora 'Desert Flamingo' Desert Flamingo Red Yucca	2 gal		
	H'PP	32	Hesperaloe parviflora 'Perpa'™ Beaklights Red Yucca	5 gal		
	NMB	28	Nolina microcarpa Beargrass	5 gal		

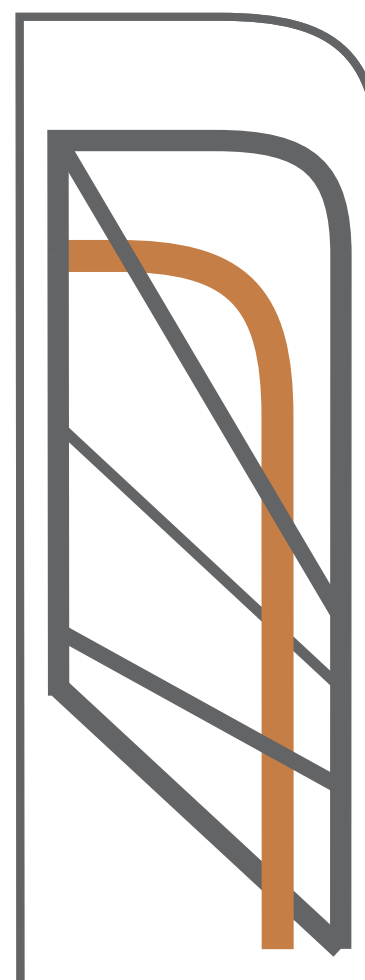
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
<b>DECIDUOUS SHRUBS</b>						
	CEP	206	Calliandra eriophylla Pink Fairy Duster			5 gal
<b>EVERGREEN SHRUBS</b>						
	CMB	1,080	Carissa macrocarpa 'Boxwood Beauty' Boxwood Beauty Natal Plum			5 gal
	E'FB	731	Encelia farinosa Brittlebush			5 gal
	E'HB	1,794	Eremophila hygrophana 'Blue Bells' Blue Bells Emu Bush			5 gal
	EMV	89	Eremophila maculata 'Valentine' Valentine Spotted Emu Bush			5 gal
	LHC	182	Leucophyllum x 'Heavenly Cloud' Heavenly Cloud Texas Sage			5 gal
	LFG	171	Leucophyllum frutescens 'Green Cloud' Green Cloud Texas Sage			5 gal
	LTC	295	Larrea tridentata Creosote Bush			5 gal
	MBT	7	Myrtus communis 'Boetica' Boetica Twisted Common Myrtle			5 gal
	PE	16	Photinia x fraseri Red Tip Photinia Espalier			5 gal
	R'IB	261	Rhapidolepis indica 'Ballarina' Ballarina Indian Hawthorn			5 gal
	R'IP	64	Rhapidolepis indica 'Pink Lady' Pink Lady Indian Hawthorn			5 gal
	ROT	26	Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary			5 gal
	SCJ	366	Simmondsia chinensis Jojoba			5 gal
	SSL	128	Sophora secundiflora Texas Mountain Laurel			5 gal
<b>FERNS</b>						
	ADM	53	Asparagus densiflorus 'Myers' Myers Asparagus Fern			1 gal
<b>GRASSES</b>						
	MCL	1,064	Muhlenbergia capillaris 'Lena' Ragall Mist® Pink Muhly Grass			1 gal
	MLL	208	Muhlenbergia lindheimeri 'Lena' Autumn Glow™ Landheimer's Muhly			1 gal
	MLI	64	Muhlenbergia lindheimeri 'Lena' Autumn Glow™ Landheimer's Muhly			1 gal
	MRD	640	Muhlenbergia rigens Deer Grass			1 gal
<b>PERENNIALS</b>						
	GLR	10	Gaura lindheimeri 'Rosy Jane' Rosy Jane Gaura			1 gal
	SGR	1,213	Salvia greggia 'Raspberry' Raspberry Autumn Sage			1 gal
	Sg'r	111	Salvia greggia 'Raspberry' Raspberry Autumn Sage			1 gal
	Z'FG	66	Zantedeschia Elliottiana Golden Calla			Bulb
<b>SUCCULENTS</b>						
	ABF	27	Agave shawii x attenuata 'Blue Flame' Blue Flame Agave			5 gal
	AAV	19	Agave americana Century Plant			5 gal

**SITE MATERIALS LEGEND**

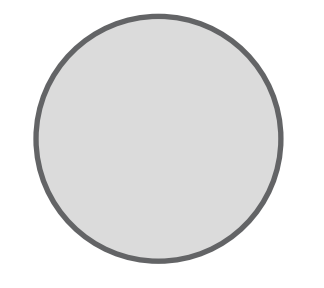
SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
	<b>I-15</b> 1" GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	612,307 sf
	<b>I-16</b> 1" BROWN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	19,919 sf
	<b>I-21</b> 3/4" ROSE CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	108,392 sf
	<b>I-25</b> 1/2" ROSE CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	18,585 sf
	<b>I-26</b> 2-4" ROSE COLORED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	158,219 sf
	<b>I-31</b> SOUTHWEST NATIVE GRASS MIX HYDROSEED WITH EQUAL AMOUNTS OF: SIDE-OATS GRAMA BLUE GRAMA PLAINS BRISTLEGRASS ALKALI SACATON INDIAN RICEGRASS SPIKE MUHLY SAND DROPSSEED HYDROSEED AT 8 LBS PER ACRE. SEE SHEET LP 101 FOR FURTHER HYDROSEEDING INSTRUCTIONS. REFER TO GRANTEESEED.COM FOR SEED MIX.	140,347 sf
SYMBOL	2 HARDSCAPE DESCRIPTION	QTY
	<b>I-02</b> BOULDERS- DECORATIVE 42-72 INCH. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.	952



**PACIFIC PROVING  
TECHNOLOGY CAMPUS  
I-24 & PECOS RD.  
MESA, ARIZONA COLOR**



**222 ND PECOS ROAD  
PROJECT**



PROJECT NO.  
ISSUE  
05.06.2024

**CONCEPT RENDERING  
AERIAL VIEWS &  
BLVD ENTRY**

**A**

8.1

**TAB C**

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

40 NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566

FACSIMILE (602) 256-4475

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Dennis M. Newcombe

DIRECT (602) 256-4446

E-Mail Address: [dnewcombe@gblaw.com](mailto:dnewcombe@gblaw.com)

June 24, 2024

**VIA U.S. MAIL**

Dear Property Owner, Neighborhood Representative, and/or Interested Resident:

On behalf of Pacific Proving, LLC / Mesa BA Land, LLC (collectively, “Pacific”) we have submitted a Design Review request with the City of Mesa (Case No. DRB24-00191) on approximately 178-acres of vacant land located ±1-mile east of Ellsworth Road and north of Pecos Road or at the northeast corner of the future Crismon Road alignment and Pecos Road (the “Property”). (See the Attached: **Property Location Map**). This letter is being sent to all property owners within 1,000-feet of the Property at the request of the City of Mesa Planning Division to advise that this request will be discussed at the Mesa Design Review Board meeting on **July 9, 2024**, further details regarding the meeting logistics are included in this letter.

Working with AE Urbia (i.e., the architect/designer), Pacific, and our office we are processing the Design Review request to allow for the ultimate development of the proposed “Pacific Proving Technology Campus” within proximity of the Phoenix-Mesa Gateway Airport. The proposed campus has been thoughtfully designed to provide optimal flexibility and efficiency to accommodate a future technology/data employment user’s need. The campus is centered around an internal entry drive from Pecos Road that leads to the primary corporate office building at the north end of the campus. The proposed “data hall/flex use buildings” and industrial shell buildings are situated on the east and west sides of the entry drive. The campus is planned to include a corporate office building and multiple “data hall/flex use buildings” providing approximately 2.2 million square feet of building space. The proposed buildings are of a quality design and features with elevated architectural materials/appearance. The proposed overall development is of a quality design, features, and overall layout which will fit nicely within the context of the area. (See Attached: **Site Plan, Landscape Plan, & Perspective Renderings**)

As stated, this application is scheduled for consideration by the Mesa Design Review Board at their meeting held on **July 9, 2024**, in the City Council Chambers located at 57 East First Street. The Work Session will begin at 4:30 p.m. The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched via zoom <https://mesa11.zoom.us/j/82508085605>, or listened to by **calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts.**

If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/board-of-adjustment/online-meeting-comment-card> at least 1 hour prior to the start of the meeting. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts, prior to the start of the meeting.** You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call (480) 644-2099.

Should you have any questions or cannot attend the upcoming meeting and would like more information, please feel free to contact me.

Dennis M. Newcombe with Gammage & Burnham  
(602) 256-4446 – or – via e-mail: [dnewcombe@gblaw.com](mailto:dnewcombe@gblaw.com)

If you require additional information from the City of Mesa Development Services Department, Planning Division, please contact our City representative.

Sean Pesek, AICP, Senior Planner  
(480) 644-6716 – or – via e-mail: [Sean.Pesek@mesaaz.gov](mailto:Sean.Pesek@mesaaz.gov)

If you have sold your property in the interim, please forward this correspondence to the new owner.

Very truly yours,

**GAMMAGE AND BURNHAM, PLC**

*Dennis M. Newcombe*

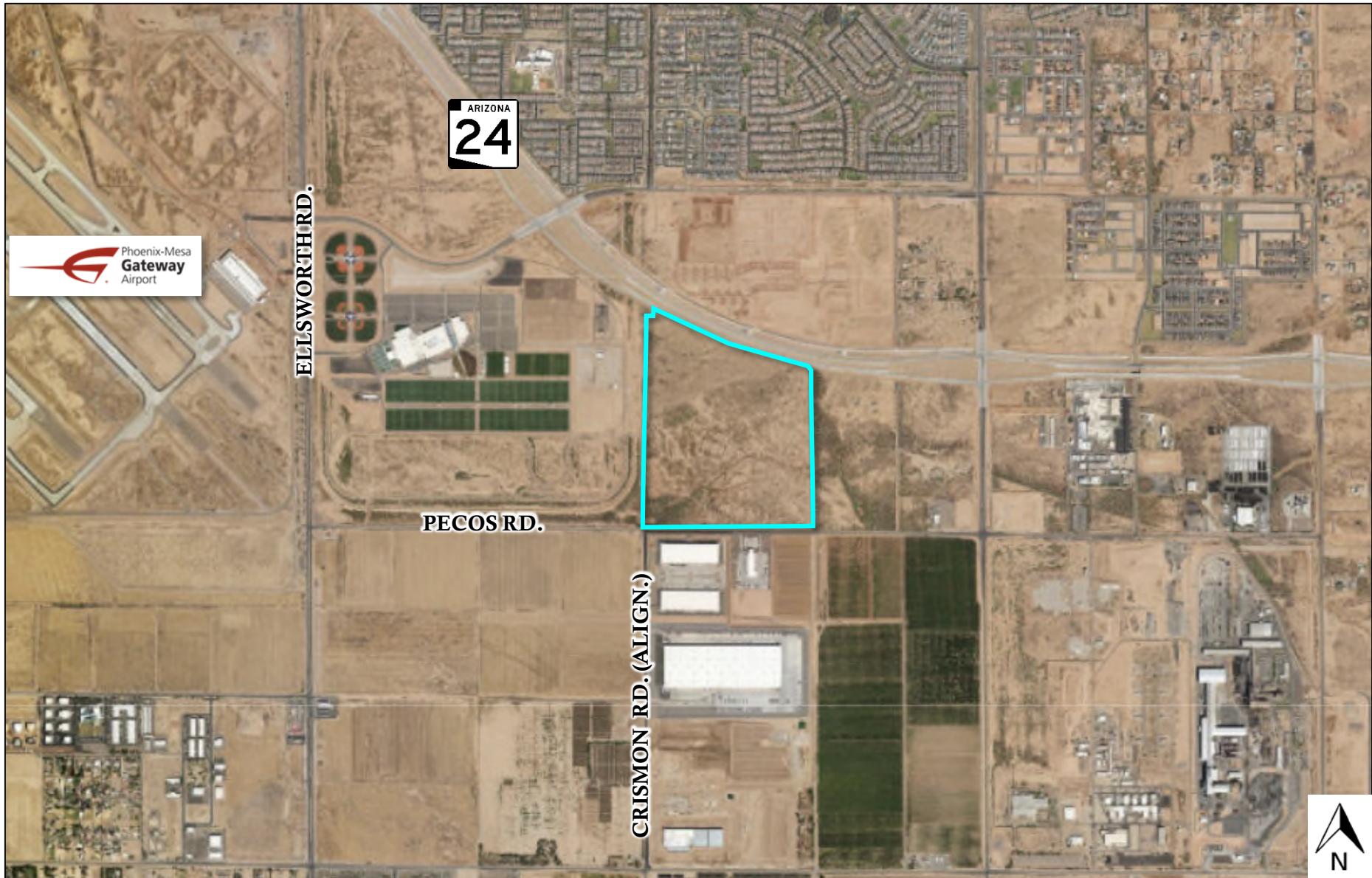
Dennis M. Newcombe  
Senior Land Use Planner

**Enclosures:** Property Location Map, Site Plan, Landscape Plan, & Perspective Renderings

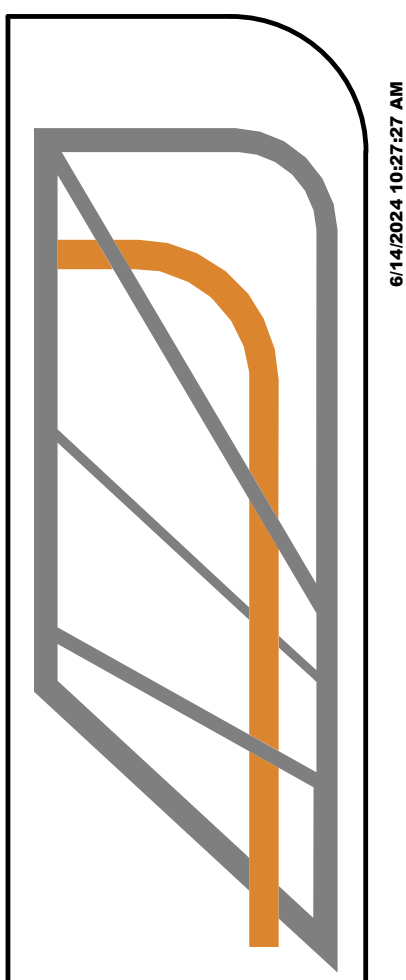
**QR Code**



# LOCATION AERIAL MAP



Subject Property



Rev	Description	Date

222ND PECOS RD, MESA, ARIZONA  
CONFIDENTIAL

PRELIMINARY  
NOT FOR  
CONSTRUCTION

6/14/2024 10:27:27 AM

PROJECT #	ISSUE DATE	CURRENT REVISION
2023.371	4/8/2024	

SITE PLAN - OVERALL

A001

**PROJECT DATA**

PROPOSED ZONING: LI  
 APN#: 313-25-859Y  
 ORIGINAL GROSS SITE AREA: 7,733,470 SF (177.536 AC)  
 GROSS SITE AREA (AFTER DEDICATION): 7,561,330 SF (173.584 AC)  
 TOTAL BUILDING AREA: 1,849,615 SF  
 BUILDING COVERAGE: 24.5%  
 LOT COVERAGE: 60.7%  
 (IMPERVIOUS SURFACES)

COMMON OPEN SPACE REQUIRED:

OFFICE -	105,859 SF @ 1%: 1,059 SF
WAREHOUSE -	100,800 SF @ 1%: 1,008 SF
DATA HALL 1 -	242,637 SF @ 1%: 2,426 SF
DATA HALL 2 -	242,637 SF @ 1%: 2,426 SF
DATA HALL 3 -	242,637 SF @ 1%: 2,426 SF
DATA HALL 4 -	242,637 SF @ 1%: 2,426 SF
DATA HALL 5 -	242,637 SF @ 1%: 2,426 SF
DATA HALL 6 -	242,637 SF @ 1%: 2,426 SF
DATA HALL 7 -	242,637 SF @ 1%: 2,426 SF

TOTAL COMMON OPEN SPACE REQUIRED: 19,049 SF  
 TOTAL COMMON OPEN SPACE PROVIDED: 200,912 SF

OFFICE

BUILDING AREA:	LEVEL 1 50,356 SF
	LEVEL 2 55,503 SF
TOTAL:	(105,859 SF) @ 1/375 SF: 283 SPACES

PARKING REQUIRED

TOTAL PARKING REQUIRED:	283
PROVIDED:	659
ACCESSIBLE PARKING REQUIRED:	14
PROVIDED:	14

WAREHOUSE

BUILDING AREA:	(100,800 SF) @ 1/900 SF: 112 SPACES
PARKING REQUIRED:	
CODE REQUIRED: 293	PARKING STUDY REQ'D: 10
PROVIDED:	116
ACCESSIBLE PARKING REQUIRED:	5
PROVIDED:	5

DATA HALL 1

OFFICE AREA:	(17,226 SF) @ 1/375 SF: 46 SPACES
WAREHOUSE:	(225,411 SF) @ 1/900 SF: 247 SPACES
TOTAL BUILDING AREA:	242,637 SF
PARKING REQUIRED:	
CODE REQUIRED: 293	PARKING STUDY REQ'D: 55
PROVIDED:	92
ACCESSIBLE PARKING REQUIRED:	4
PROVIDED:	4

DATA HALL 2

OFFICE AREA:	(17,226 SF) @ 1/375 SF: 46 SPACES
WAREHOUSE:	(225,411 SF) @ 1/900 SF: 247 SPACES
TOTAL BUILDING AREA:	242,637 SF
PARKING REQUIRED:	
CODE REQUIRED: 293	PARKING STUDY REQ'D: 55
PROVIDED:	92
ACCESSIBLE PARKING REQUIRED:	4
PROVIDED:	4

DATA HALL 3

OFFICE AREA:	(17,226 SF) @ 1/375 SF: 46 SPACES
WAREHOUSE:	(225,411 SF) @ 1/900 SF: 247 SPACES
TOTAL BUILDING AREA:	242,637 SF
PARKING REQUIRED:	
CODE REQUIRED: 293	PARKING STUDY REQ'D: 55
PROVIDED:	92
ACCESSIBLE PARKING REQUIRED:	4
PROVIDED:	4

DATA HALL 4

OFFICE AREA:	(17,226 SF) @ 1/375 SF: 46 SPACES
WAREHOUSE:	(225,411 SF) @ 1/900 SF: 247 SPACES
TOTAL BUILDING AREA:	242,637 SF
PARKING REQUIRED:	
CODE REQUIRED: 293	PARKING STUDY REQ'D: 55
PROVIDED:	92
ACCESSIBLE PARKING REQUIRED:	4
PROVIDED:	4

DATA HALL 5

OFFICE AREA:	(17,226 SF) @ 1/375 SF: 46 SPACES
WAREHOUSE:	(225,411 SF) @ 1/900 SF: 247 SPACES
TOTAL BUILDING AREA:	242,637 SF
PARKING REQUIRED:	
CODE REQUIRED: 293	PARKING STUDY REQ'D: 55
PROVIDED:	92
ACCESSIBLE PARKING REQUIRED:	4
PROVIDED:	4

DATA HALL 6

OFFICE AREA:	(17,226 SF) @ 1/375 SF: 46 SPACES
WAREHOUSE:	(225,411 SF) @ 1/900 SF: 247 SPACES
TOTAL BUILDING AREA:	242,637 SF
PARKING REQUIRED:	
CODE REQUIRED: 293	PARKING STUDY REQ'D: 55
PROVIDED:	92
ACCESSIBLE PARKING REQUIRED:	4
PROVIDED:	4

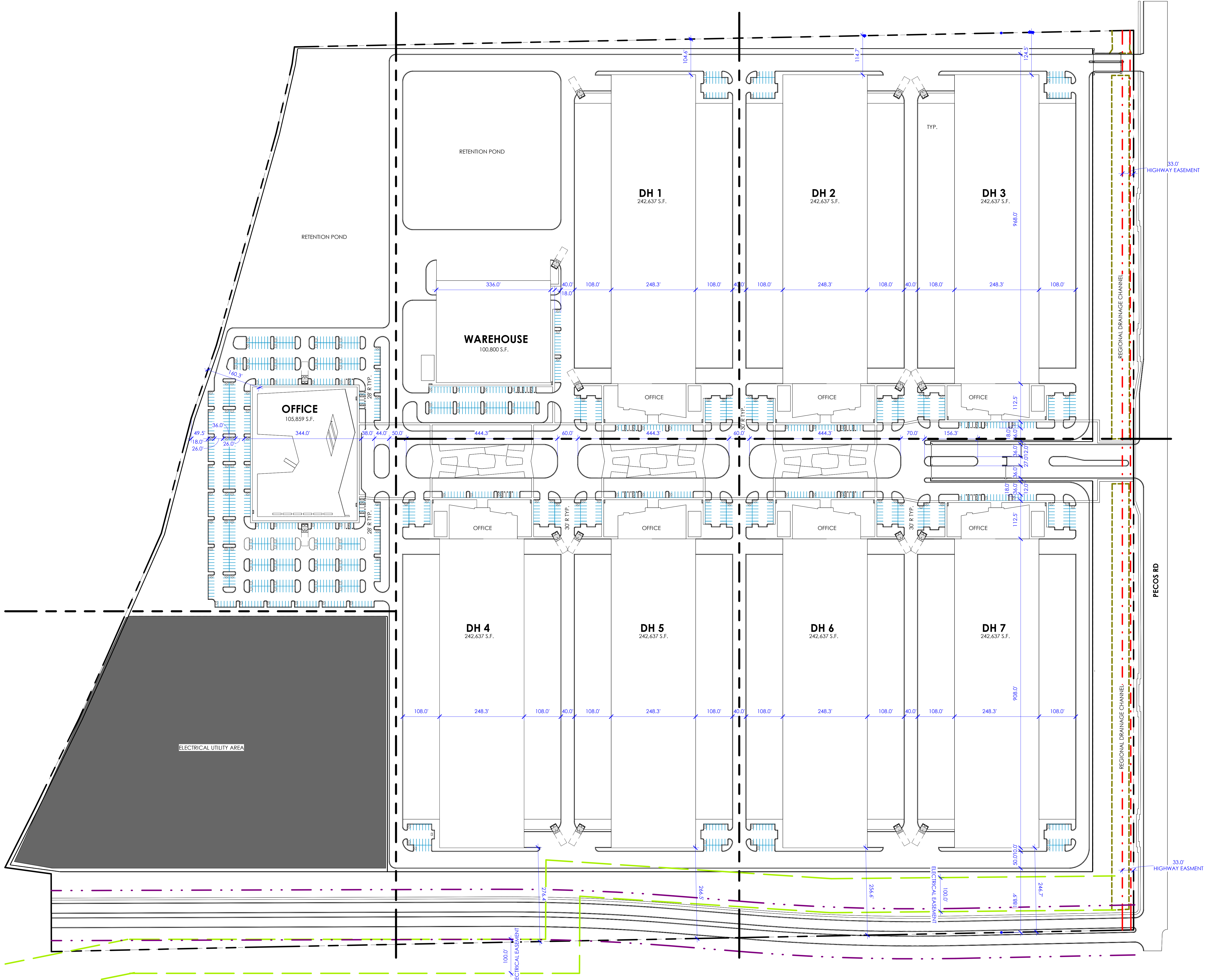
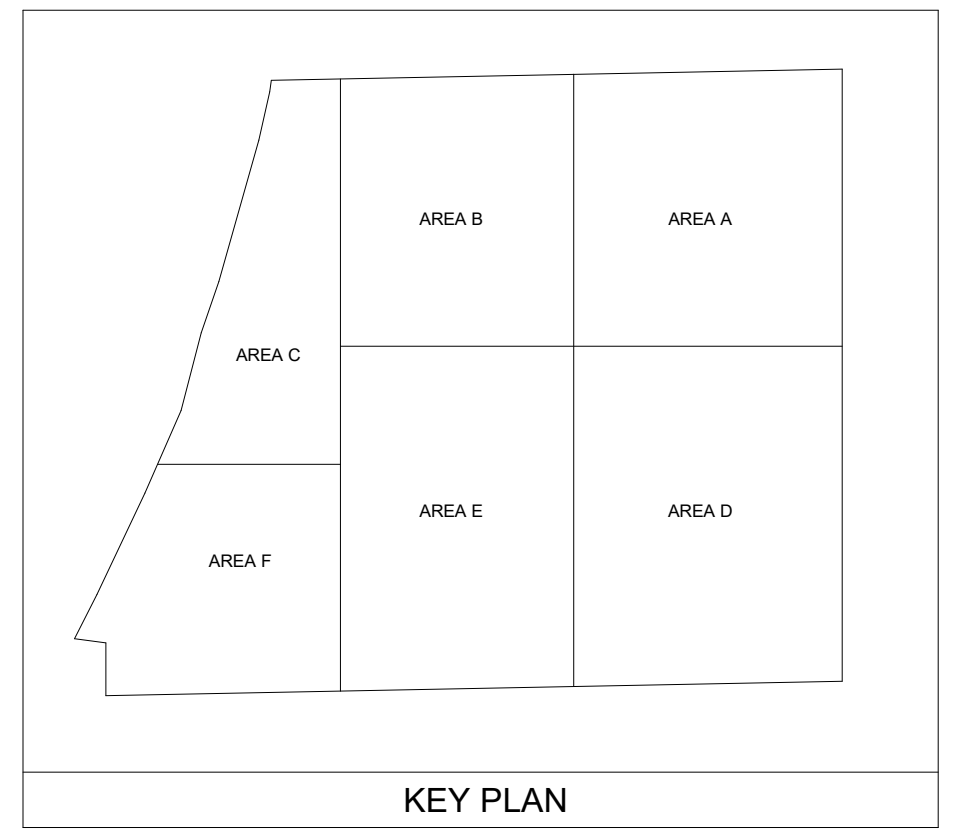
DATA HALL 7

OFFICE AREA:	(17,226 SF) @ 1/375 SF: 46 SPACES
WAREHOUSE:	(225,411 SF) @ 1/900 SF: 247 SPACES
TOTAL BUILDING AREA:	242,637 SF
PARKING REQUIRED:	
CODE REQUIRED: 293	PARKING STUDY REQ'D: 55
PROVIDED:	92
ACCESSIBLE PARKING REQUIRED:	4
PROVIDED:	4

BIKE PARKING

CODE REQUIRED: 1/10	(1,419 VEHICLE STALLS)
PROVIDED:	190

KEYNOTE LEGEND



SITE LEGEND

- PROPERTY LINE
- EASEMENT
- RIGHT-OF-WAY
- POWER EASEMENT
- REGIONAL DRAINAGE





**PLANT LEGEND**

CONIFERS					
	CA/B	30	Cupressus arizonica 'Blue Ice' Blue Ice Arizona Cypress	36"box	5'-6"
	CSG	245	Cupressus sempervirens 'Glauca' Blue Italian Cypress	24"box	6'-7"
DECIDUOUS TREES					
	AWP	161	Acacia willardiana Palo Blanco	24"box	2"Cal
	CDD	24	Chilopsis linearis 'MSW/Logan' Desert Diva® Desert Willow	24"box	Multi-trunked 6'-7"
	Cct	11	Cercis canadensis texensis Texas Redbud	24"box	Multi-trunked 6'-7"
	CLL	172	Chilopsis linearis 'Burgundy Lace' Burgundy Lace Desert Willow	24"box	Multi-trunked
	LJD	54	Lagerstroemia indica 'Whit II' Dynamite® Cape Myrtle	20 gal.	Clump
	PDM	141	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24"box	Multi-trunked 6'-7"
	PCR	99	Pistacia chinensis 'Red Push' Red Push Chinese Pistache	24"box	2"Cal
	PCT	121	Prosopis chilensis 'Thornless' Thornless Chilean Mesquite	36"box	2"Cal
	PIV	53	Parkinsonia florida Blue Palo Verde	36"box	Multi-trunked
EVERGREEN TREES					
	ASW	42	Acacia salicina Willow Acacia	24"box	2"Cal
PALMS					
	BNP	6	Bismarckia nobilis Bismarck Palm	48"box	10-12"
	CHM	95	Chamaecyparis humilis Mediterranean Fan Palm	48"box	Clump
	Pcd	6	Phoenix canariensis Canary Island Date Palm	48"box	10-12"
	PDD	44	Phoenix dactylifera Date Palm	48"box	10-12"
	Wrm	2	Washingtonia robusta Mexican Fan Palm	48"box	10-12"
HOT DESERT EVERGREEN					
	AAM	175	Acacia aneura Mulga	24"box	2"Cal
	FNL	12	Ficus tinda Indian Laurel Ficus	24"box	2"Cal
	OEW	4	Olea europaea 'Wilsonii' Wilson Olive	24"box	2"Cal
SUCCULENTS					
	ABF	27	Agave shawii x attenuata 'Blue Flame' Blue Flame Agave	5 gal	
	AAC	19	Agave americana Century Plant	5 gal	
	APT	256	Agave parryi var. truncata Artichoke Parry's Agave	5 gal	
	DQM	366	Dasylistron quadrangulum Mexican Grass Tree	5 gal	
	HDF	359	Hesperaloe parviflora 'Desert Flamenco' Desert Flamenco Red Yucca	2 gal	
	HPP	32	Hesperaloe parviflora 'Pepes'™ Brakeleights Red Yucca	5 gal	
	NMB	28	Nolina microcarpa Beargrass	5 gal	

**DECIDUOUS SHRUBS**

	CEP	246	Calliandra eriophylla Pink Fairy Duster	5 gal	
EVERGREEN SHRUBS					
	CA/B	1,080	Carissa macrocarpa 'Boxwood Beauty' Boxwood Beauty Natal Plum	5 gal	
	E/B	731	Encelia farinosa Brittlebush	5 gal	
	E/B	1,794	Encemphila hymenophana 'Blue Belle' Blue Belle Janu Bush	5 gal	
	E/MV	89	Encemphila maculata 'Valentine' Valentine Spotted Fanc Bush	5 gal	
	LHC	182	Leucophyllum x 'Heavenly Cloud' Heavenly Cloud Texas Sage	5 gal	
	LFG	171	Leucophyllum frutescens 'Green Cloud' Green Cloud Texas Sage	5 gal	
	LTC	295	Larrea tridentata Creosote Bush	5 gal	
	MBT	7	Myrsine communis 'Boetica' Boetica Twisted Common Myrtle	5 gal	
	PH	16	Phoritis x fraseri Red Top Phoritis Espalier	5 gal	
	RIB	261	Rhapidolepia indica 'Balkenna' Balkenna Indian Hawthorn	5 gal	
	RIP	64	Rhapidolepia indica 'Pink Lady' Pink Lady Indian Hawthorn	5 gal	
	RO1	36	Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary	5 gal	
	SCJ	366	Schinus molle Jicoba	5 gal	
	SST	128	Sophora secundiflora Texas Mountain Laurel	5 gal	

**FERNS**

	ADM	53	Asparagus densiflorus 'Myers' Myers Asparagus Fern	1 gal
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**GRASSES**

	MCL	1,064	Muhlenbergia capillaris 'Lena' Regal Mist® Pink Mohy Grass	1 gal
	MLL	208	Muhlenbergia lindheimeri 'Lena' Autumn Glow™ Lindheimer's Mohy	1 gal
	MLL	64	Muhlenbergia lindheimeri 'Lena' Autumn Glow™ Lindheimer's Mohy	1 gal
	MRD	640	Muhlenbergia rigens Deer Grass	1 gal

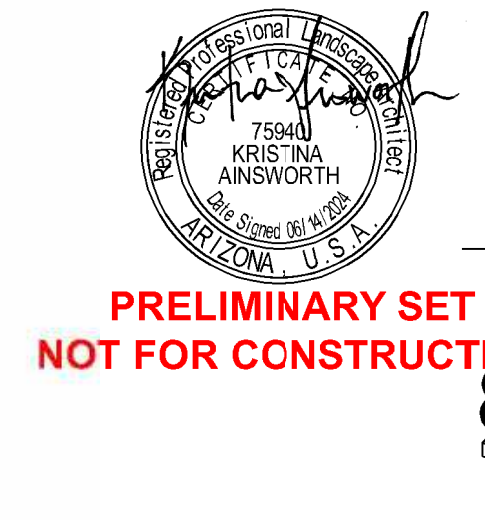
**PERENNIALS**

	GLR	10	Gaura lindheimeri 'Rosy Jane' Rosy Jane Gaura	1 gal
	SGR	1,213	Salvia greggia 'Raspberry' Raspberry Autumn Sage	1 gal
	SGR	111	Salvia greggia 'Raspberry' Raspberry Autumn Sage	1 gal
	ZFG	66	Zantedeschia eliotiana Golden Calla	Bulb

**SITE MATERIALS LEGEND**

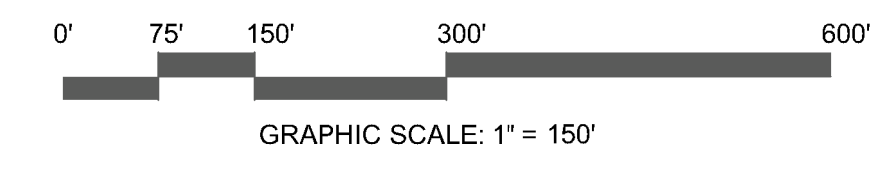
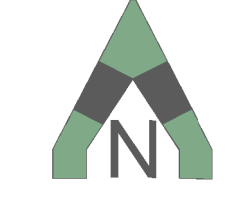
	1-15	1" GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	954,442 sf
	1-16	1" BROWN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	30,133 sf
	1-19	3/4" GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	185,540 sf
	1-21	3/4" ROSE CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	123,402 sf
	1-25	1/2" ROSE CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	57,646 sf
	1-26	2-4" ROSE COLORED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	307,346 sf
	1-31	SOUTHWEST NATIVE GRASS MIX HYDROSEED WITH EQUAL AMOUNTS OF: SIDE-OATS GRAMA BLUE GRAMA PLAINS BRISTLEGRASS ALKALI SACATON INDIAN RICEGRASS SPIRAMELBY SAND DROSHED HYDROSEED AT 8 LBS PER ACRE. SEE SHEET LP-101 FOR FURTHER HYDROSEEDING INSTRUCTIONS. REFER TO GRANITESEED.COM FOR SEED MIX.	200,996 sf
	2-02	BOULDERS- DECORATIVE 24-36 INCH. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.	1,038
	2-03	BOULDERS- DECORATIVE 42 INCH. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.	52

**PACIFIC PROVING  
TECHNOLOGY CAMPUS  
I-24 & PECOS RD.  
MESA, ARIZONA COLOR**



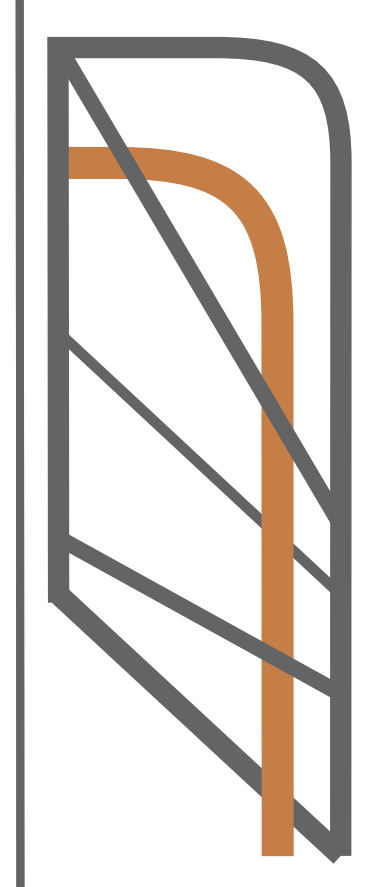
PRELIMINARY SET  
NOT FOR CONSTRUCTION

811 BLUE STAKES OF ARIZONA  
UTILITY NOTIFICATION CENTER, INC  
1-800-782-5348  
www.bluestakes.org

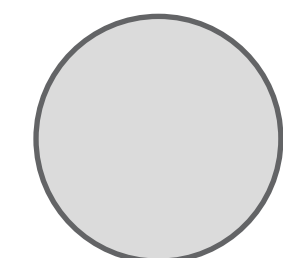


GRAPHIC SCALE: 1" = 150'





222 ND PECOS ROAD  
PROJECT

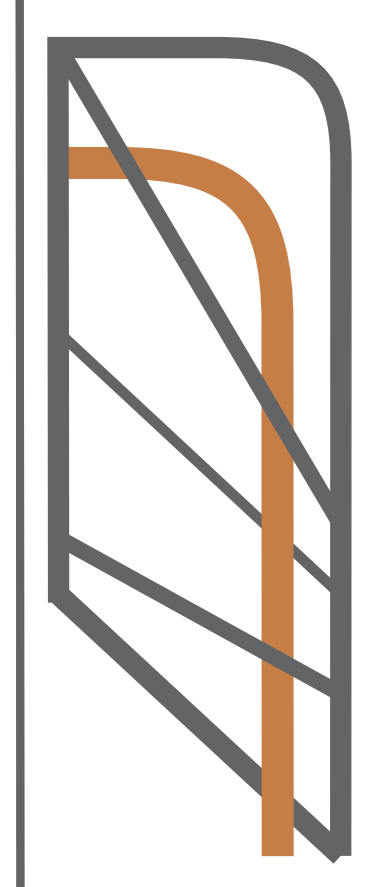


PROJECT NO.  
ISSUE  
06.14.2024

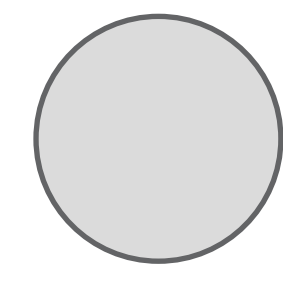
CONCEPT RENDERING  
OFFICE BUILDING 01

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8.1



222 ND PECOS ROAD  
PROJECT

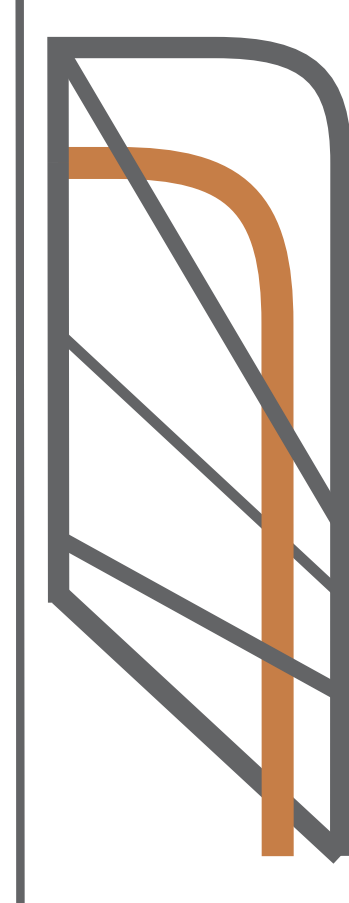


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ISSUE  
06.14.2024

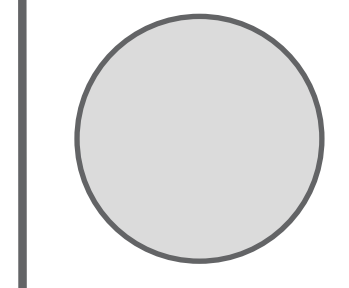
CONCEPT RENDERING  
DATA HALL

A

8.3



**222 ND PECOS ROAD  
PROJECT**



PROJECT NO.  
ISSUE  
06.14.2024

**CONCEPT RENDERING  
WAREHOUSE**

**A**

8.4

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

40 NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566

FACSIMILE (602) 256-4475

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Dennis M. Newcombe

DIRECT (602) 256-4446

E-Mail Address: [dnewcombe@gblaw.com](mailto:dnewcombe@gblaw.com)

July 8, 2024

**VIA U.S. MAIL**

Dear Property Owner, Neighborhood Representative, and/or Interested Resident:

On behalf of Pacific Proving, LLC / Mesa BA Land, LLC (collectively, “Pacific”) we have submitted requests with the City of Mesa Planning Division on approximately 178-acres of vacant land located  $\pm$ 1-mile east of Ellsworth Road and north of Pecos Road or at the northeast corner of the future Crismon Road alignment and Pecos Road (the “Property”). (See the Attached: **Property Location Map**) We have submitted for a Minor General Plan Amendment which requests to change the General Plan Character Area Type from “Mixed Use Activity” to “Employment,” a rezone from Agriculture (“AG”) and Light Industrial (“LI”) with a Planned Area Development Overlay (“LI-PAD”) to LI-PAD along with Site Plan Review, and a Council Use Permit (“CUP”) for an electrical substation. This request will allow for development of a data center/corporate office (Case No.’s: ZON24-00561 & ZON24-00190).

As you may recall in prior notices mailed, AE Urbia (i.e., the architect/designer), Pacific, and our office are processing these requests to allow for the ultimate development of the proposed “Pacific Proving Technology Campus” within proximity of the Phoenix-Mesa Gateway Airport. The proposed “data hall/warehouse use buildings” are situated on the east and west sides of the entry drive. The campus is planned to include a corporate office building and multiple “data hall/flex use buildings” providing approximately 2-million square feet of building space. The proposed overall development is of a quality design, features, and overall layout which will fit nicely within the context of the area. (See the Attached: **Site Plan and Landscape Plan**)

With that said, this letter is being sent to all property owners within 1,000-feet of the property at the request of the City of Mesa Planning Division. If you have any questions regarding this proposal, please feel free call me at (602) 256-4446 or e-mail me at [dnewcombe@gblaw.com](mailto:dnewcombe@gblaw.com).

These applications (ZON24-00561 & ZON24-00190) are scheduled for consideration by the Mesa Planning and Zoning Board at their meeting to be held on **July 24, 2024**, in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at [Mesa11.com/live](http://Mesa11.com/live) or [www.youtube.com/user/cityofmesa11/live](http://www.youtube.com/user/cityofmesa11/live), or listened to by calling **888-788-0099** or **877-853-5247 (toll free)** using meeting **ID 825 0808 5605** and following the prompts.

If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at least 1 hour prior to the start of the meeting.

If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099** or **877-853-5247 (toll free)** using meeting **ID 825 0808 5605** and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call (480) 644-2099.

The City Planner assigned to these cases is Sean Pesek, AICP, Senior Planner. He can be reached at (480) 644-6716 or [Sean.Pesek@mesaaz.gov](mailto:Sean.Pesek@mesaaz.gov), should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Very truly yours,

**GAMMAGE AND BURNHAM, PLC**

*Dennis M. Newcombe*

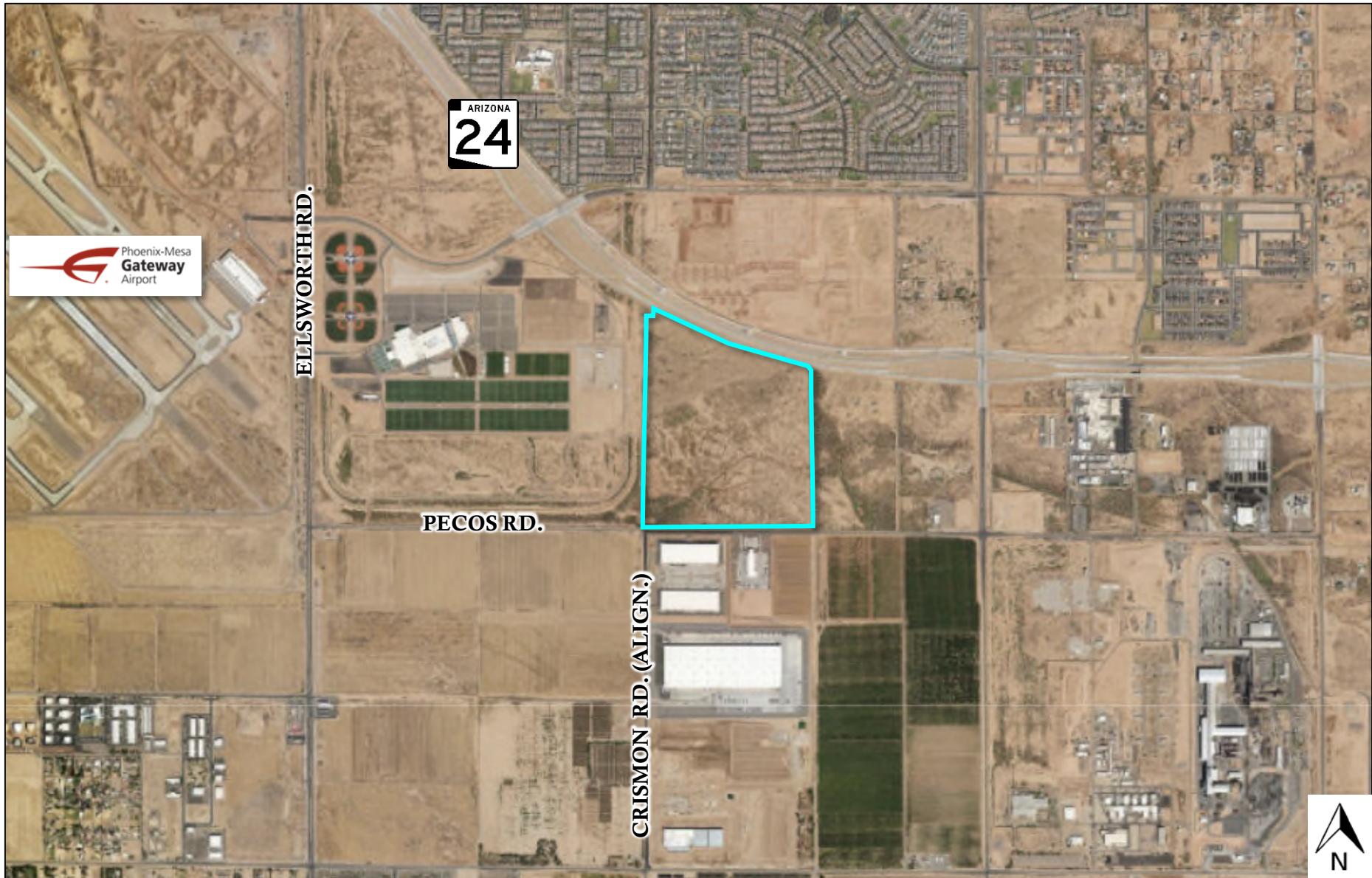
Dennis M. Newcombe  
Senior Land Use Planner

**Enclosures:** Property Location Map, Site Plan, & Landscape Plan

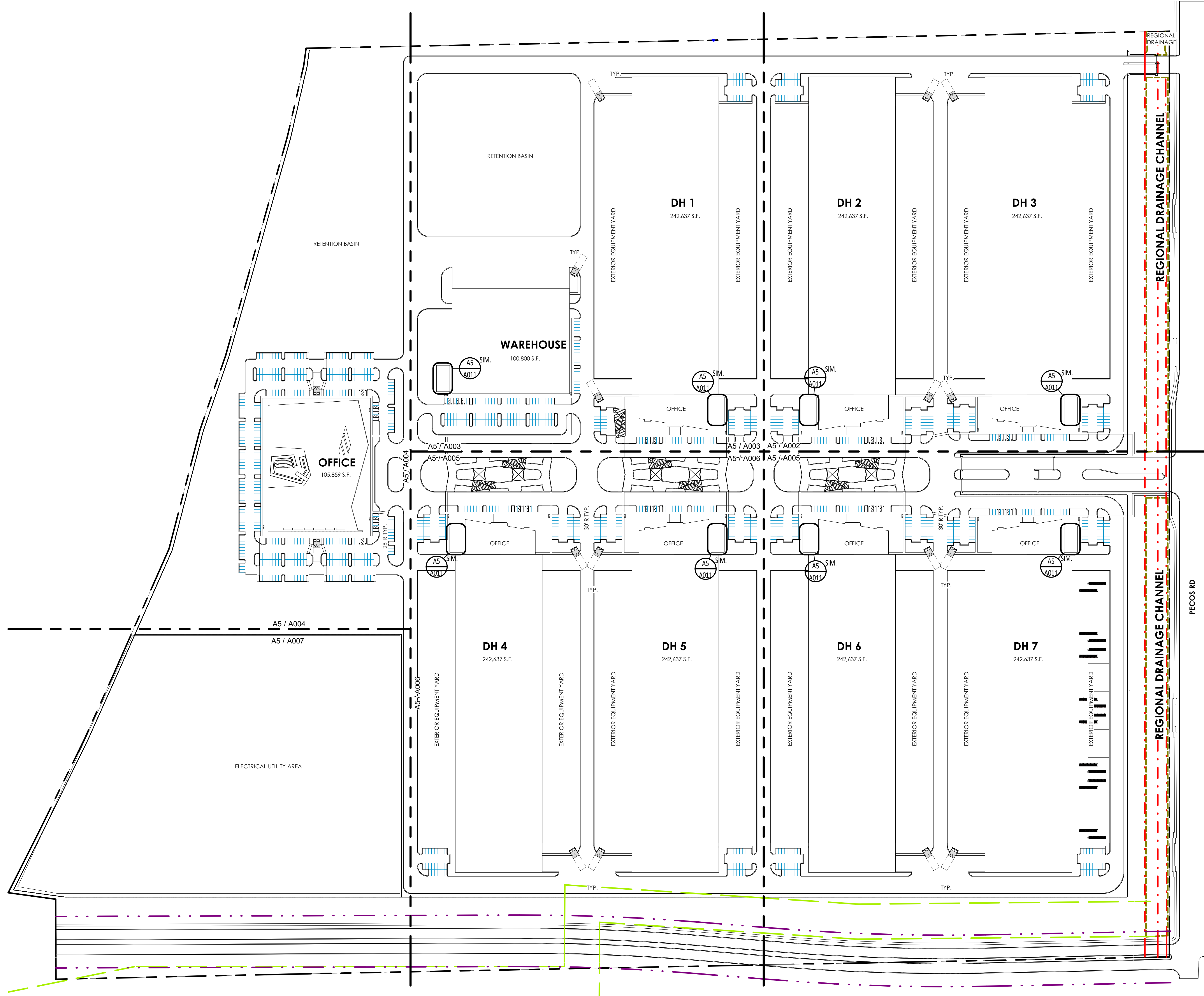
**QR Code**



# LOCATION AERIAL MAP



Subject Property



**PROJECT DATA**

PROPOSED ZONING: LI  
 APN#: 313-25-859Y  
 ORIGINAL GROSS SITE AREA: 7,733,470 SF (177.536 AC)  
 GROSS SITE AREA (AFTER DEDICATION): 7,561,330 SF (173.584 AC)  
 TOTAL BUILDING AREA: 1,905,118 SF  
 BUILDING COVERAGE: 24.55%  
 LOT COVERAGE (IMPERVIOUS SURFACES): 60.75%

COMMON OPEN SPACE REQUIRED:

OFFICE	105,859 SF @ 1%: 1,059 SF
WAREHOUSE	100,800 SF @ 1%: 1,008 SF
DATA HALL 1	242,637 SF @ 1%: 2,426 SF
DATA HALL 2	242,637 SF @ 1%: 2,426 SF
DATA HALL 3	242,637 SF @ 1%: 2,426 SF
DATA HALL 4	242,637 SF @ 1%: 2,426 SF
DATA HALL 5	242,637 SF @ 1%: 2,426 SF
DATA HALL 6	242,637 SF @ 1%: 2,426 SF
DATA HALL 7	242,637 SF @ 1%: 2,426 SF

TOTAL COMMON OPEN SPACE REQUIRED: 19,049 SF  
 TOTAL COMMON OPEN SPACE PROVIDED: 200,912 SF

**OFFICE**  
 BUILDING AREA: LEVEL 1 50,356 SF  
 LEVEL 2 55,503 SF  
 TOTAL: (105,859 SF) @ 1/375 SF: 283 SPACES

**PARKING REQUIRED**  
 TOTAL PARKING REQUIRED: 283  
 PROVIDED: 344  
 ACCESSIBLE PARKING REQUIRED: 8  
 PROVIDED: 12

**WAREHOUSE**  
 BUILDING AREA: (100,800 SF) @ 1/900 SF: 112 SPACES

**PARKING REQUIRED**  
 CODE REQUIRED: 112  
 PROVIDED: 116  
 ACCESSIBLE PARKING REQUIRED: 5  
 PROVIDED: 5

**DATA HALL 1**  
 OFFICE AREA: (17,226 SF) @ 1/375 SF: 46 SPACES  
 WAREHOUSE: (225,411 SF) @ 0.2/1000 SF: 45 SPACES\*  
 TOTAL BUILDING AREA: 242,637 SF  
 PARKING REQUIRED: 297  
 PARKING PROVIDED: 92\*  
 ACCESSIBLE PARKING REQUIRED: 4  
 PROVIDED: 4  
 \*Parking provided per the 2024 Lākahi Group's Parking Study

**DATA HALL 2**  
 OFFICE AREA: (17,226 SF) @ 1/375 SF: 46 SPACES  
 WAREHOUSE: (225,411 SF) @ 0.2/1000 SF: 45 SPACES\*  
 TOTAL BUILDING AREA: 242,637 SF  
 PARKING REQUIRED: 297  
 PARKING PROVIDED: 92\*  
 ACCESSIBLE PARKING REQUIRED: 4  
 PROVIDED: 4  
 \*Parking provided per the 2024 Lākahi Group's Parking Study

**DATA HALL 3**  
 OFFICE AREA: (17,226 SF) @ 1/375 SF: 46 SPACES  
 WAREHOUSE: (225,411 SF) @ 0.2/1000 SF: 45 SPACES\*  
 TOTAL BUILDING AREA: 242,637 SF  
 PARKING REQUIRED: 297  
 PARKING PROVIDED: 92\*  
 ACCESSIBLE PARKING REQUIRED: 4  
 PROVIDED: 4  
 \*Parking provided per the 2024 Lākahi Group's Parking Study

**DATA HALL 4**  
 OFFICE AREA: (17,226 SF) @ 1/375 SF: 46 SPACES  
 WAREHOUSE: (225,411 SF) @ 0.2/1000 SF: 45 SPACES\*  
 TOTAL BUILDING AREA: 242,637 SF  
 PARKING REQUIRED: 297  
 PARKING PROVIDED: 92\*  
 ACCESSIBLE PARKING REQUIRED: 4  
 PROVIDED: 4  
 \*Parking provided per the 2024 Lākahi Group's Parking Study

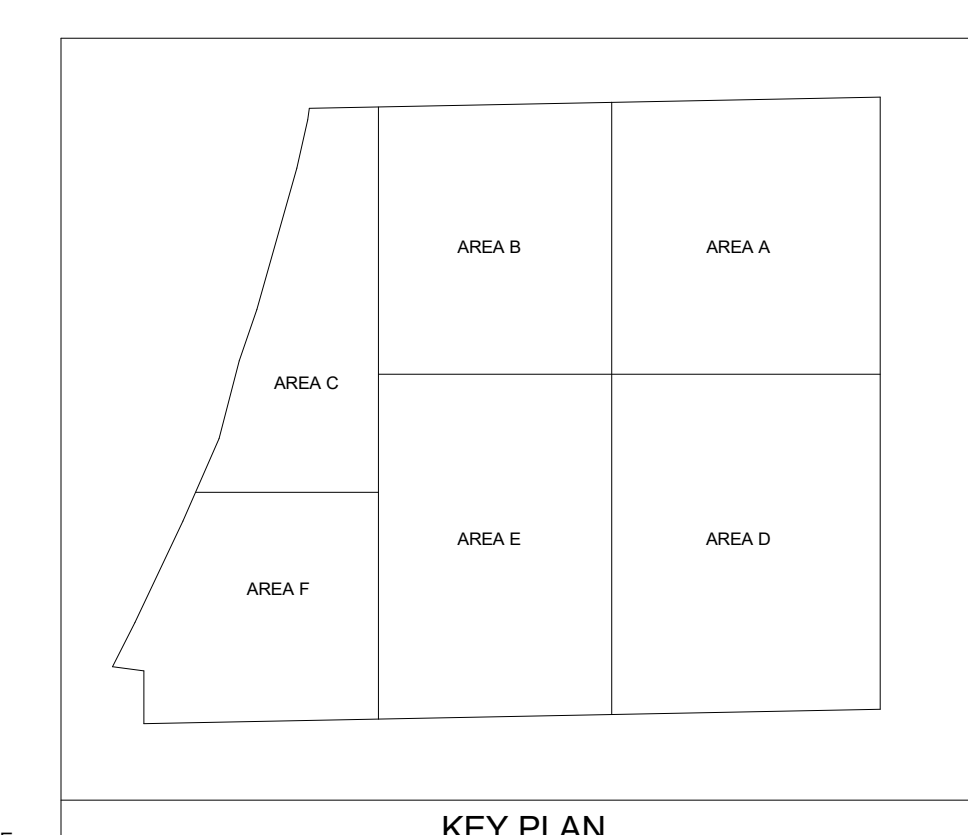
**DATA HALL 5**  
 OFFICE AREA: (17,226 SF) @ 1/375 SF: 46 SPACES  
 WAREHOUSE: (225,411 SF) @ 0.2/1000 SF: 45 SPACES\*  
 TOTAL BUILDING AREA: 242,637 SF  
 PARKING REQUIRED: 297  
 PARKING PROVIDED: 92\*  
 ACCESSIBLE PARKING REQUIRED: 4  
 PROVIDED: 4  
 \*Parking provided per the 2024 Lākahi Group's Parking Study

**DATA HALL 6**  
 OFFICE AREA: (17,226 SF) @ 1/375 SF: 46 SPACES  
 WAREHOUSE: (225,411 SF) @ 0.2/1000 SF: 45 SPACES\*  
 TOTAL BUILDING AREA: 242,637 SF  
 PARKING REQUIRED: 297  
 PARKING PROVIDED: 92\*  
 ACCESSIBLE PARKING REQUIRED: 4  
 PROVIDED: 4  
 \*Parking provided per the 2024 Lākahi Group's Parking Study

**DATA HALL 7**  
 OFFICE AREA: (17,226 SF) @ 1/375 SF: 46 SPACES  
 WAREHOUSE: (225,411 SF) @ 0.2/1000 SF: 45 SPACES\*  
 TOTAL BUILDING AREA: 242,637 SF  
 PARKING REQUIRED: 297  
 PARKING PROVIDED: 92\*  
 ACCESSIBLE PARKING REQUIRED: 4  
 PROVIDED: 4  
 \*Parking provided per the 2024 Lākahi Group's Parking Study

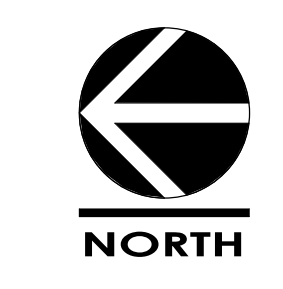
**BIKE PARKING**  
 CODE REQUIRED: 1/10 (1,419 VEHICLE STALLS)  
 PROVIDED: 1,104/10 = 111

**KEYNOTE LEGEND**



**SITE LEGEND**

- PROPERTY LINE
- EASEMENT
- RIGHT - OF - WAY
- POWER EASEMENT
- REGIONAL DRAINAGE



**1 SITE PLAN - OVERALL**  
 A001 1" = 120'-0"

222ND PECOS RD, MESA, ARIZONA  
 CONFIDENTIAL

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

6/28/2024 4:00:23 PM

PROJECT #	2023.371
ISSUE DATE	4/8/2024
CURRENT REVISION	

**SITE PLAN - OVERALL**

**A001**



**PLANT LEGEND**

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONFORMANCE ONLY. ONLY IN CASE OF TIE-BREAKS, THE HIGHEST QUALITY SHALL TAKE PRECEDENCE.

Code	Quantity	Plant Name	Size	Notes
<b>CONIFERS</b>				
CAB	30	Cupressus arizonica 'Blue Ice'	36"box	5'-6"
CSG	245	Cupressus sempervirens 'Glaucia'	24"box	6'-7"
<b>DECIDUOUS TREES</b>				
AWP	182	Acacia willardiana 'Palo Blanco'	24"box	2"Cal
CDD	24	Chilopsis linearis 'MSWNLopur'	24"box	Multi-trunked 6'-7"
Cct	7	Cercis canadensis texensis 'Texas Redbud'	24"box	Multi-trunked 6'-7"
CLL	136	Chilopsis linearis 'Burgundy Lace'	24"box	Multi-trunked
LTD	54	Lagerstroemia indica 'White II'	20 gal.	Clump
PDM	160	Parkinsonia x 'Desert Museum'	24"box	Multi-trunked 6'-7"
PCR	118	Pistacia chinensis 'Red Push'	36"box	2"Cal
PCT	89	Prosopis chilensis 'Thornless'	36"box	2"Cal
PPB	51	Parkinsonia florida 'Blue Palo Verde'	36"box	Multi-trunked
<b>EVERGREEN TREES</b>				
ASW	45	Acacia salicina 'Willow Acacia'	24"box	2"Cal
<b>PALMS</b>				
BNP	6	Bismarckia nobilis 'Bismarck Palm'	48"box	10-12'
CHM	95	Chamaecyparis humilis 'Mediterranean Fan Palm'	48"box	Clump
PeI	6	Phoenix canariensis 'Canary Island Date Palm'	48"box	10-12'
PDD	44	Phoenix dactylifera 'Date Palm'	48"box	10-12'
WrM	2	Washingtonia robusta 'Mexican Fan Palm'	48"box	10-12'
<b>HOT DESERT EVERGREEN</b>				
AAM	175	Acacia aneura 'Mulga'	24"box	2"Cal
FNL	10	Ficus nida 'Indian Laurel Ficus'	24"box	2"Cal
OEW	11	Olea europaea 'Wilsonii'	24"box	2"Cal
<b>SUCCULENTS</b>				
ABF	27	Agave shawii x attenuata 'Blue Flame'	5 gal	
AAV	19	Agave americana 'Century Plant'	5 gal	
APT	256	Agave parryi var. truncata 'Archieoke Parry's Agave'	5 gal	
DQM	366	Dasylirotr quadrangulatum 'Mexican Grass Tree'	5 gal	
HTD	359	Hesperaloe parviflora 'Desert Flamenco'	2 gal	
HPP	32	Hesperaloe parviflora 'Perpa'	5 gal	
NMB	28	Nolina microcarpa 'Bearygrass'	5 gal	

**DECIDUOUS SHRUBS**

CEP	208	Calliandra eriophylla 'Pink Fairy Duster'	5 gal
<b>EVERGREEN SHRUBS</b>			
CMB	1,074	Carissa macrocarpa 'Boxwood Beauty'	5 gal
EJFB	974	Encelia farinosa 'Brittlebush'	5 gal
EJFB	1,700	Eremophila hygrophana 'Blue Bells'	5 gal
EMV	89	Eremophila maculata 'Valentine'	5 gal
LHC	178	Leucophyllum x 'Heavenly Cloud'	5 gal
LFG	171	Leucophyllum frutescens 'Green Cloud'	5 gal
LTC	392	Larrea tridentata 'Creosote Bush'	5 gal
MBT	7	Myrtus communis 'Boetica'	5 gal
PE	16	Photinia x fraseri 'Red Tip Photinia Espalier'	5 gal
RTB	261	Rhaptolepis indica 'Ballarina'	5 gal
RTP	64	Rhaptolepis indica 'Pink Lady'	5 gal
ROT	26	Rosmarinus officinalis 'Tuscan Blue'	5 gal
SCJ	456	Simmondsia chinensis 'Jojoba'	5 gal
SSL	159	Sophora secundiflora 'Texas Mountain Laurel'	5 gal

**FERNS**

ADM	53	Asparagus densiflorus 'Myers'	1 gal
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**GRASSES**

MCL	1,049	Muhlenbergia capillaris 'Lena'	1 gal
MLT	209	Muhlenbergia lindheimeri 'Lena'	1 gal
MTI	128	Muhlenbergia lindheimeri 'Lena'	1 gal
MRD	599	Muhlenbergia rigens 'Deer Grass'	1 gal

**PERENNIALS**

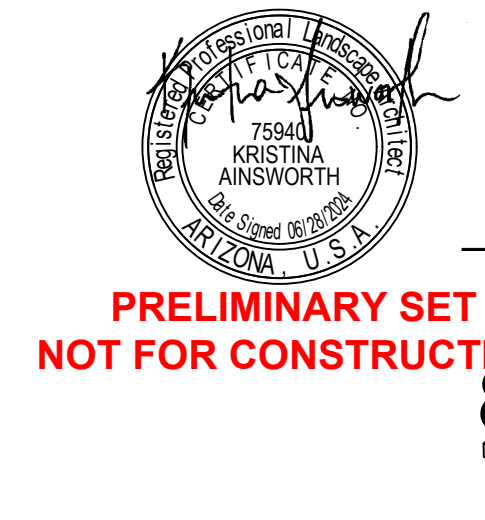
GLR	10	Gaura lindheimeri 'Rosy Jane'	1 gal
SGR	1,205	Salvia greggia 'Raspberry'	1 gal
Sgr	70	Salvia greggia 'Raspberry'	1 gal
ZFG	66	Zantedeschia Elliottiana 'Golden Calla'	Bulb

**SITE MATERIALS LEGEND**

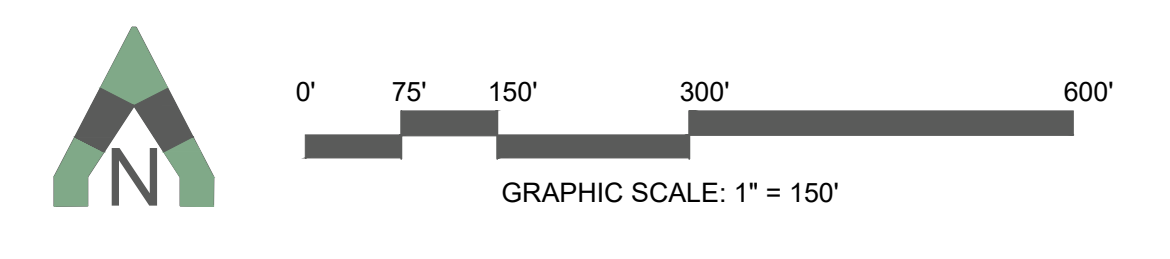
NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONFORMANCE ONLY. ONLY IN CASE OF TIE-BREAKS, THE HIGHEST QUALITY SHALL TAKE PRECEDENCE.

1-15	1" GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	1,986,792 sf
1-16	1" BROWN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	29,868 sf
1-19	3/4" GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	185,505 sf
1-21	3/4" ROSE CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	123,393 sf
1-25	1/2" ROSE CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	55,826 sf
1-26	2-4" ROSE COLORED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	307,346 sf
1-31	SOUTHWEST NATIVE GRASS MIX HYDROSEED WITH EQUAL AMOUNTS OF: SIDOATS GRAMA, BLUE GRAMA, PLAINS BRISTLEGRASS, ALKALI SACATON, INDIAN RICEGRASS, SPIKE MILLY, SAND DROPSSEED. HYDROSEED AT 8 LBS PER ACRE. SEE SHEET LP 101 FOR FURTHER HYDROSEEDING INSTRUCTIONS. REFER TO GRANITSEED.COM FOR SEED MIX.	200,996 sf
2-02	BOULDERS- DECORATIVE 24-36 INCH. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.	985
2-03	BOULDERS- DECORATIVE 42 INCH. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.	52

**PACIFIC PROVING  
TECHNOLOGY CAMPUS**  
I-24 & PECOS RD.  
MESA, ARIZONA COLOR



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811 BLUE STAKES OF ARIZONA  
UTILITY NOTIFICATION CENTER, INC  
1-800-782-5348  
www.bluestakes.org





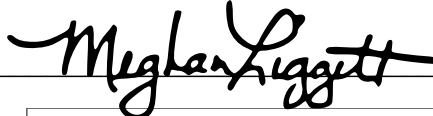
City of Mesa Planning Division

# AFFIDAVIT OF PUBLIC POSTING

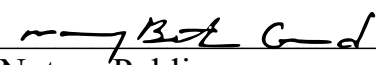
Date:

I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case #  on . The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

**SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.**

Applicant's/Representative's signature: 

SUBSCRIBED AND SWORN before me on

  
Notary Public



CITY OF MESA  
PUBLIC NOTICE  
**ZONING HEARING**  
PLANNING & ZONING BOARD  
57 EAST FIRST STREET  
MESA, ARIZONA  
TIME: 4:00 P.M. DATE: July 24, 2024  
CASE: ZON24-00190  
REQUEST: Rezone from Agriculture (AG) and  
Light Industrial with a Planned Area  
Development overlay (LI-PAD) to LI-PAD, Site  
Plan Review, and Council Use Permit (CUP).  
This request will allow for a data center.  
APPLICANT: Gammage & Bumham, PLC,  
Dennis M. Newcombe  
PHONE: 602-256-4446  
Planning Division 480-644-2385  
Planning Code 1700004

CITY OF MESA  
PUBLIC NOTICE  
**ZONING HEARING**  
PLANNING & ZONING BOARD  
57 EAST FIRST STREET  
MESA, ARIZONA  
TIME: 4:00 P.M. DATE: July 24, 2024  
CASE: ZON24-00561  
REQUEST: Minor General Plan Amendment.  
This request will change the General Plan  
Character Area Type from  
Mixed Use Activity to Employment.  
APPLICANT: Gammage & Bumham, PLC,  
Dennis M. Newcombe  
PHONE: 602-256-4446  
Planning Division 480-644-2385  
Planning Code 1700004

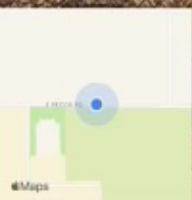
July 8, 2024 at 8:37 AM  
+33.292186, -111.617286  
10458 - 10470 E Pecos Rd  
Mesa AZ 85212  
United States



CITY OF MESA  
PUBLIC NOTICE  
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Dennis M. Newcombe  
PHONE: 602-256-4446  
Planning Division 480-644-2385  
Posting date: 7/8/2024

CITY OF MESA  
PUBLIC NOTICE  
**ZONING HEARING**  
PLANNING & ZONING BOARD  
57 EAST FIRST STREET  
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TIME: 4:00 P.M. DATE: July 24, 2024  
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Planning Division 480-644-2385  
Posting date: 7/8/2024

July 8, 2024 at 7:54 AM  
+33.292093,-111.609361  
10478 - 10484 E Pecos Rd  
Mesa AZ 85212  
United States



CITY OF MESA  
PUBLIC NOTICE

## ZONING HEARING

PLANNING & ZONING BOARD  
57 EAST FIRST STREET  
MESA, ARIZONA

TIME: 4:00 P.M. DATE: July 24, 2024

CASE: ZON24-00190

REQUEST: Rezone from Agriculture (AG) and  
Light Industrial with a Planned Area  
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This request will allow for a data center.

APPLICANT: Gammage & Burnham, PLC,  
Dennis M. Newcombe

PHONE: 602-256-4446

Planning Division 480-644-2385

Posting date: 7/08/2024

ZONING

PLAN  
57

TIME: 4

REQUEST

This request

Mix

APPLICANT

July 8, 2024 at 7:54 AM  
+33.292093,-111.609361  
10478-10484 E Pecos Rd  
Mesa AZ 85212  
United States



CITY OF MESA  
PUBLIC NOTICE

## ZONING HEARING

PLANNING & ZONING BOARD  
57 EAST FIRST STREET  
MESA, ARIZONA

TIME: 4:00 P.M. DATE: July 24, 2024  
CASE: ZON24-00561

REQUEST: Minor General Plan Amendment.  
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Posting date: 7/08/2024

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