

EdgeCore Mesa North Campus

Citizen Participation Plan

Site Plan Review

Case No. ZON-_____

1st Submittal: July 7, 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 Site Plan Modification for the development of new data center facility. The subject site is comprised of approximately 47 acres located at the southwest corner of Elliot Road and Everton Terrace (the "Property"). See attached aerial map.

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 Site Plan Modification 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 Site Plan Modification 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

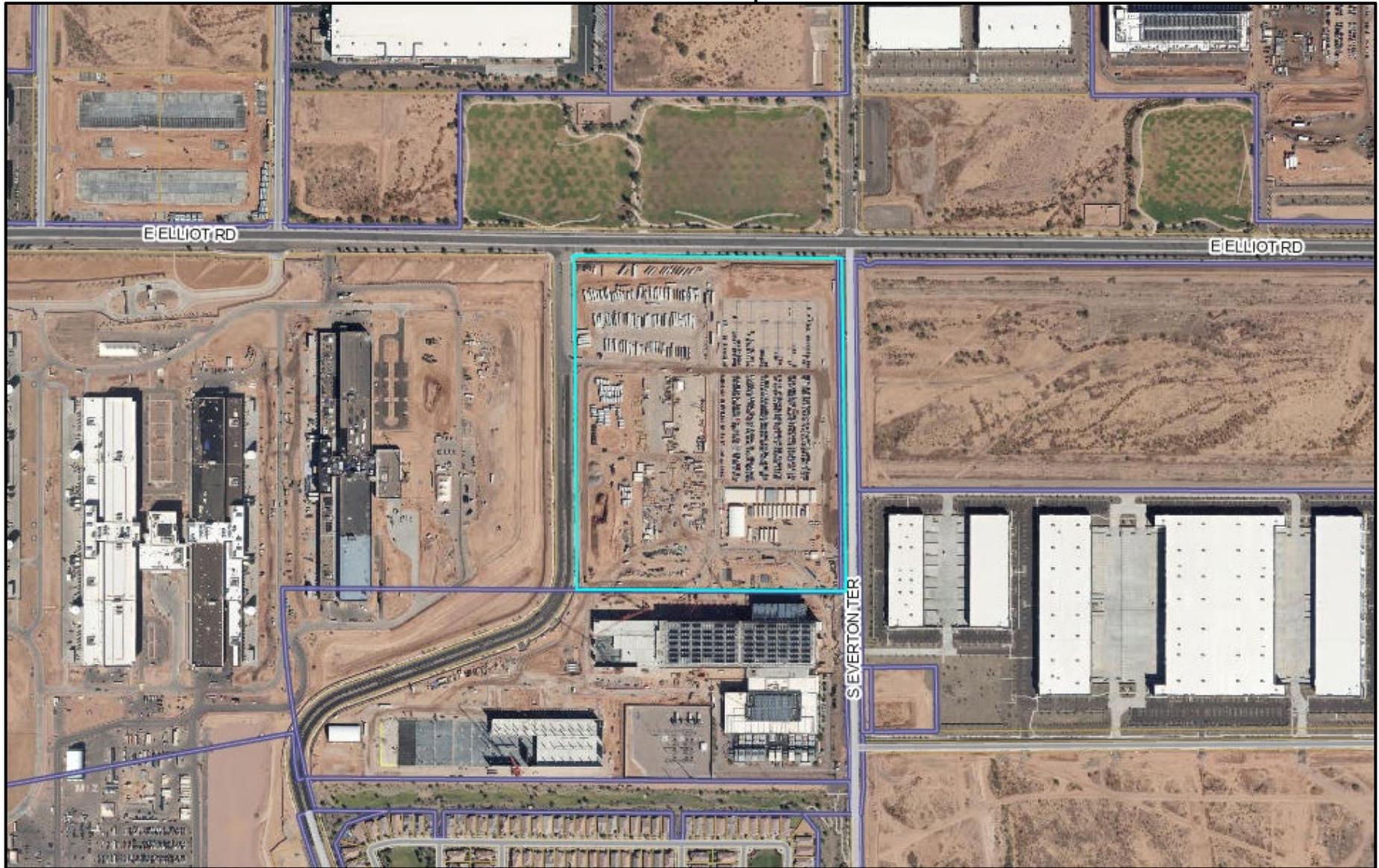
Information regarding project inquiries will be documented in the Citizen Participation Report and/or provided to the assigned City Staff.

VII. Schedule for Implementation

- | | |
|--------------------------------|--------------|
| 1. SPR Submittal | July 7, 2025 |
| 2. Notification letters mailed | July 2025 |
| 3. SPR Hearing notification | TBD |

TAB 1

Aerial Map



SWC Elliot Road and Everton Terrace – Mesa, AZ

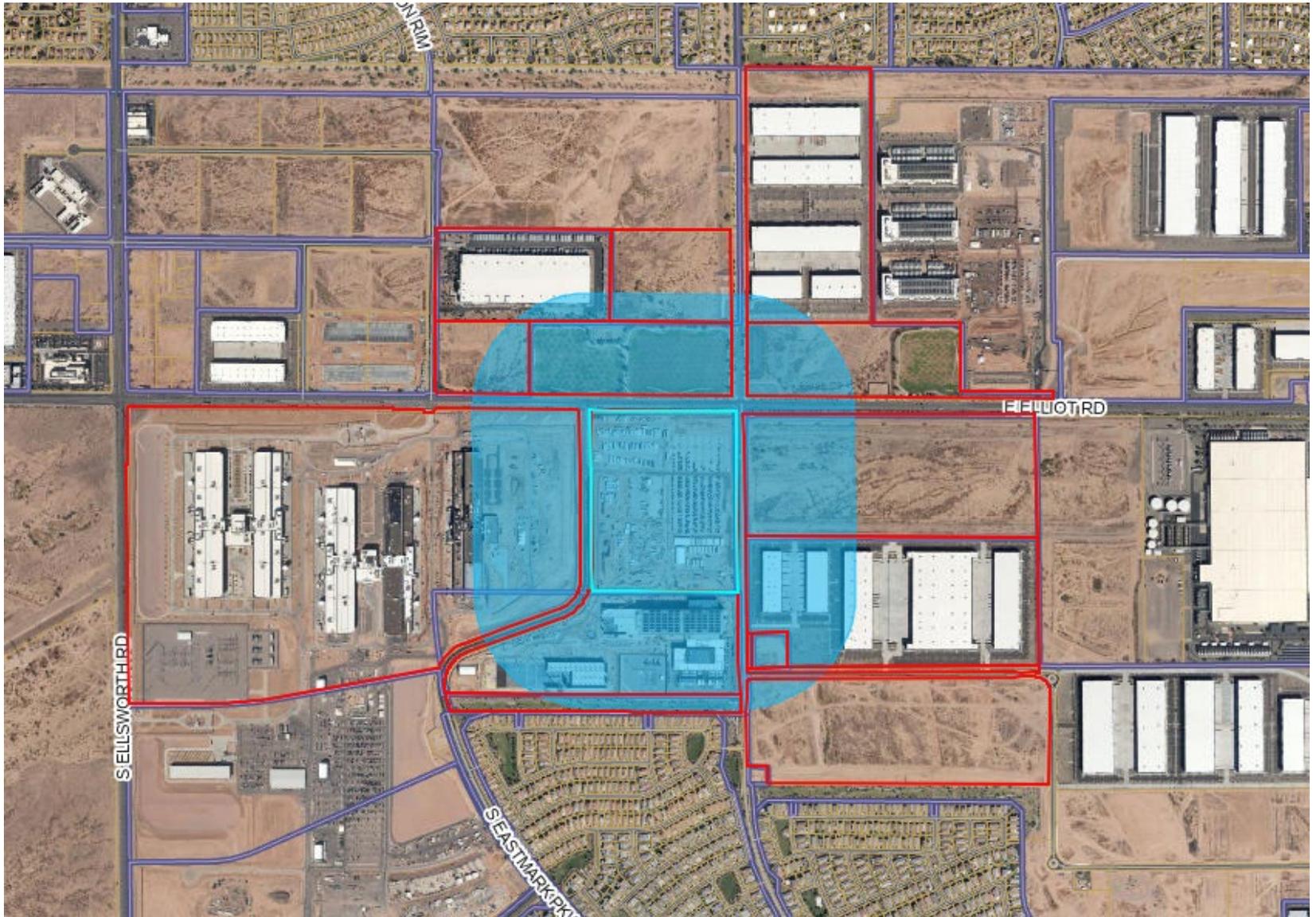


TAB 2

Parcel Number	Owner	Property Owners - 1000' Radius		Mailing Address
		Property Address	Property Address	
304-01-006M	MET202 LLC	3223 S CRISMON RD	MESA 85212	2710 E CAMELBACK RD 210 PHOENIX AZ USA 85016
304-01-006T	MESA CITY OF	10144 E ELLIOT RD	MESA 85212	20 E MAIN ST STE 650 MESA AZ USA 85211
304-02-988A	MESA CITY OF	9820 E ELLIOT RD	MESA 85212	PO BOX 1466 MESA AZ USA 85211
304-04-982	MESA TECHNOLOGY PROPERTIES LLC	3453 S 96TH ST	MESA 85212	2560 E PHILADELPHIA ST ONTARIO CA USA 91761
304-04-983	SUNBELT LAND HOLDINGS LP	9640 E ELLIOT RD	MESA 85212	8095 OTHELLO AVE SAN DIEGO CA USA 92111
304-04-985A	SUNBELT LAND HOLDINGS LP	9912 E ELLIOT RD	MESA 85212	8095 OTHELLO AVE SAN DIEGO CA USA 92111
304-31-002Q	EDI MESA 2 LLC	9903 E ELLIOT RD	MESA 85212	250 VESEY ST FL 15 NEW YORK NY USA 10281
304-31-002V	REDALE LLC	3841 S ELLSWORTH RD	MESA 85212	1415 LARIMER ST STE 200 DENVER CO USA 80202
304-31-033A	MECP1 MESA 1 LLC	3856 S EVERTON TER	MESA 85212	SCOTTSDALE AZ USA 852542322
304-34-979B	SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT			1415 LARIMER ST STE 200 DENVER CO USA 80202
304-34-979G	DMB MESA PROVING GROUNDS LLC	10021 E ELLIOT RD	MESA 85212	PO BOX 52025 PHOENIX AZ USA 850722025
304-34-979J	DMB MESA PROVING GROUNDS LLC			14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ USA 85254
313-28-421	EASTMARK COMMUNITY ALLIANCE INC			14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ USA 85254
313-28-796	ACEF-INDICAP EASTMARK I LLC	10236 E MESQUITE ST	MESA 85212	14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ USA 85254
313-28-797	ACEF-INDICAP EASTMARK LLC	10226 E MESQUITE ST	MESA 85212	10845 GRIFFITH PEAK DR LAS VEGAS NV USA 89135
313-28-805	DMB MESA PROVING GROUNDS LLC			10845 GRIFFITH PEAK DR LAS VEGAS NV USA 89135

NeighborhoodName	FirstName	HOAs and Registered Neighborhoods		Address
		LastName	Address	
Eastmark Community Alliance, Inc.	Trish	Robinson		10100 E Ray Road Mesa, AZ 85212
Eastmark Community Alliance, Inc.	Payton	Cadien		10100 E Ray Road Mesa, AZ 85212
Eastmark Community Alliance, Inc.	Matt	Fisher		10100 East Ray Road Mesa, AZ 85212
Mesquite Canyon Community Association	Bob	Brown		7255 E. Hampton Ave Mesa, AZ 85212
Santa Rita Ranch Homeowners Association	Shannon	Rowe		4645 E Cotton Gin Loop Phoenix, AZ 85040
Santa Rita Ranch Homeowners Association	Kevin	Drake		3144 S Sabrina Cir Mesa, AZ 85212

1000' Radius Map



SWC Elliot Road and Everton Terrace – Mesa, AZ

