

CITIZEN PARTICIPATION REPORT

Merit Legacy Technology Park
Proposed Annexation, Minor General Plan Amendment, Rezoning/Site Plan Review/Council Use
Permit & Design Review.
Northwest Corner of Pecos Road and the Crismon Road Alignment
Parcel Number: Portion of 313-25-859Y

July 29, 2024

A. Case Ref. Numbers: ANX23-00800, DRB23-00803, ZON23-00802, & ZON24-00617

Overview: The purpose of this Citizen Participation Report is to summarize how citizen participation was conducted for the +/- 43-acre vacant site located at the northwest corner of Pecos Road and the Crismon Road Alignment (Parcel Number: Portion of 313-25-859Y) (the “Property”) proposed for Merit Legacy Technology Park project. Our client, Pacific Proving, LLC (“Pacific Proving”), is requesting approvals of the following: Annexation of a +/- 43-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 to facilitate the development by Merit Partners, Inc. (i.e., the future developer) of a high quality approximately 1,000,000 square foot technology/data park/office building area. The proposed development is being positioned to support the growing demand within the technology sector both locally and nationally via data centers, etc.

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 20, 2024.**

Design Review Board Public Meeting Letter

On July 29, 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 a building rendering for the proposed development. See **Tab C** for a copy of the letter.

Planning and Zoning Board Public Hearing Letter

On July 29, 2024, the Applicant prepared and delivered 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 and landscape plan for the proposed development. See **Tab D** a copy of the notice of public hearing letter mailed.

Site Posting

On July 25, 2024, Dynamite Signs installed two (2) public hearing notification signs for the two (2) cases (ZON23-00802 & ZON24-00617) on the Property (along Pecos Road) identifying the scheduled public hearing. The notification signs conformed with the City's standard and customary site posting requirements and included 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 is attached. See **Tab E** for a copy of the affidavits of public hearing notification site postings, and photographic evidence of the signs posted.

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:	October 2, 2023
Notice of Apps. Filed / Virtual Neighborhood Mtg.:	May 8, 2024
Neighborhood Meeting (Virtual):	May 20, 2024
Site Posting for Planning and Zoning Board Hearing:	July 25, 2024
Mailings for Design Review Mtg.:	July 29, 2024
Mailings for P&Z Board Hearing:	July 29, 2024
Citizen Participation Report Submitted:	July 29, 2024
Design Review Board Meeting:	August 13, 2024
Planning and Zoning Board Hearing:	August 14, 2024

TAB A

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

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

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

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

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

DSV REAL ESTATE PHOENIX LLC
200 WOOD AVE FL 3RD
ISELIN, NJ 8830

Alicia Martinez
PO Box 1466
Mesa, AZ 85211-1466

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

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

City of Mesa Development Services
Department
ATTN: Sean Pesek
PO Box 1466
Mesa, AZ 85211-1466

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

Dennis M. Newcombe

DIRECT (602) 256-4446

E-Mail Address: dnewcombe@gbllaw.com

May 8, 2024

VIA U.S. MAIL

Re: Notice of Applications Filed / Virtual Neighborhood Meeting.
City of Mesa Reference Numbers: ANX23-00800, ZON23-00802, & DRB23-00803.
Approximately 43 Gross Acres of Vacant Land.
Located Approx. 3,900-foot east of Ellsworth Road & North of Pecos Road (a.k.a.,
Northwest Corner of the Future Crismon Road Alignment & Pecos Road).

Dear Property Owner:

We represent Pacific Proving, LLC (“Pacific”) our client who is seeking to rezone their approximately 43 gross acres of vacant land located +3,900-foot east of Ellsworth Road and north of Pecos Road or at the northwest 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 Merit Partners, Inc., Pacific, and our office we are processing three (3) applications to allow for the ultimate development of the proposed “Merit Legacy Business Park/Technology Center” 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 three (3) light industrial buildings along with a power substation. The Merit Legacy Business Park/Technology Center PAD provides for typical and commonly requested industrial development standards (e.g., parking, setbacks, design alternatives, etc.) to accommodate future user(s). This application seeks to provide flexibility and options for the end user and based on market demand too.

The proposal includes approximately 450,000 square feet of building/logistics space, buildings 48 to 52-feet in height, truck courts, and an SRP substation. The proposed site plan orients the buildings towards Pecos Road. The proposed buildings are a quality design and features architectural materials and a flexible layout with regards to design to accommodate the future user(s), as needed. (See Attached: 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

Monday, May 20, 2024, 6:00 PM

To register for the Virtual Neighborhood Meeting, please visit www.gblaw.com/43acres. For assistance with registration, please contact Ellie Brundige, Gammage & Burnham Land Use Planner, at (602) 256-4409 – or – 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

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

Josh Grandlienard, AICP, Senior Planner
(480) 644-4691 – or – via e-mail: Joshua.Grandlienard@MesaAZ.gov

We appreciate your time and consideration.

Very truly yours,

GAMMAGE AND BURNHAM, PLC

Dennis M. Newcombe

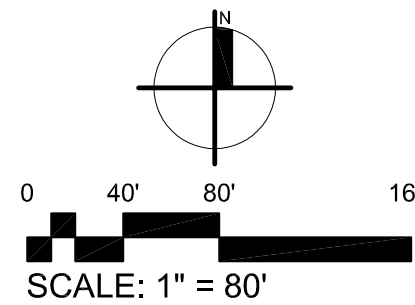
Dennis M. Newcombe
Senior Land Use Planner

Enclosures: Property Location Map
Proposed Site Plan and Perspective Rendering

SITE LOCATION MAP



Subject Property



PROJECT DATA

Proposed Zoning:	LI-PAD
APN#:	313-25-859Y
Gross Site Area:	1,889,302 S.F. (43.4 AC.)
(Companion Annex. Request)	
Net Site Area:	1,830,396 S.F. (42.0 AC.)
(Including Drainage Channel)	
Total Building Area:	450,697 S.F.
Building Coverage:	24.6%
Lot Coverage:	41.6%
(Impervious Surfaces)	
Common Open Space Required:	
BLDG A. 234,300 S.F. @ 1%:	2,343 S.F.
BLDG B. 114,625 SF @ 1%:	1,146 S.F.
BLDG C. 101,796 SF @ 1%:	1,018 S.F.

Total Common Open Space Required:	4,507 S.F.
Common Open Space Provided:	5,834 S.F.

NOTE:
 Parking provided for Buildings A & B per Lokahi Group 2023 Parking Analysis.

Substation	
Site Area:	217,960 S.F. (5.00 AC.)

Building A	
Site Area:	829,047 S.F. (19.03 AC.)
Building Area:	234,300 S.F.

Parking Required	
Warehouse (234,300 S.F.) @ 1/900 S.F.:	261 Spaces
Total Bldg. A Parking Required:	261 Spaces
Total Bldg. A Parking Provided:	321 Spaces
ADA Parking Required:	7 Spaces
ADA Parking Provided:	8 Spaces

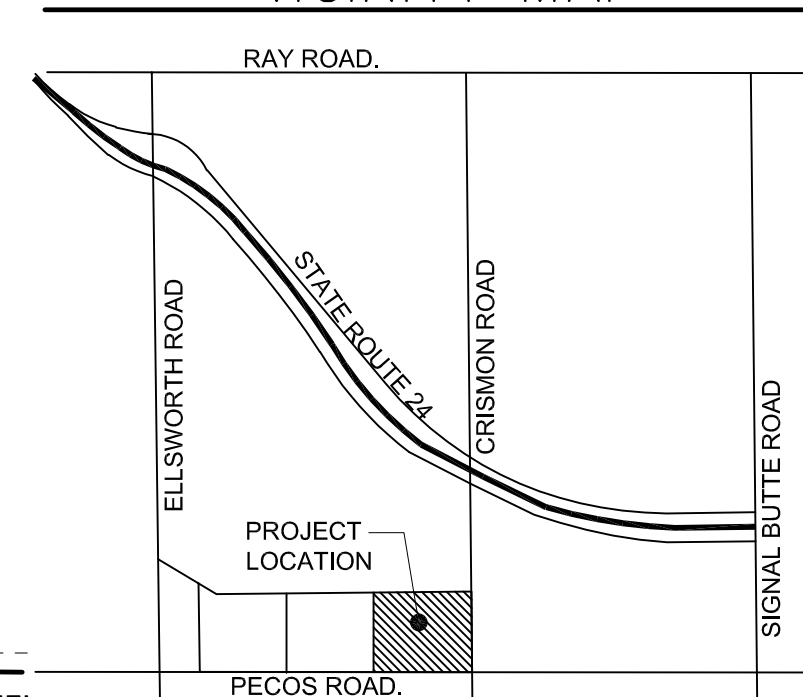
Building B	
Site Area:	386,505 S.F. (8.87 AC.)
Building Area:	114,625 S.F.

Parking Required	
Warehouse (114,625 S.F.) @ 1/900 S.F.:	128 Spaces
Total Bldg. B Parking Required:	128 Spaces
Total Bldg. B Parking Provided:	178 Spaces
ADA Parking Required:	6 Spaces
ADA Parking Provided:	6 Spaces

Building C	
Site Area:	396,884 S.F. (9.11 AC.)
Building Area:	101,796 S.F.

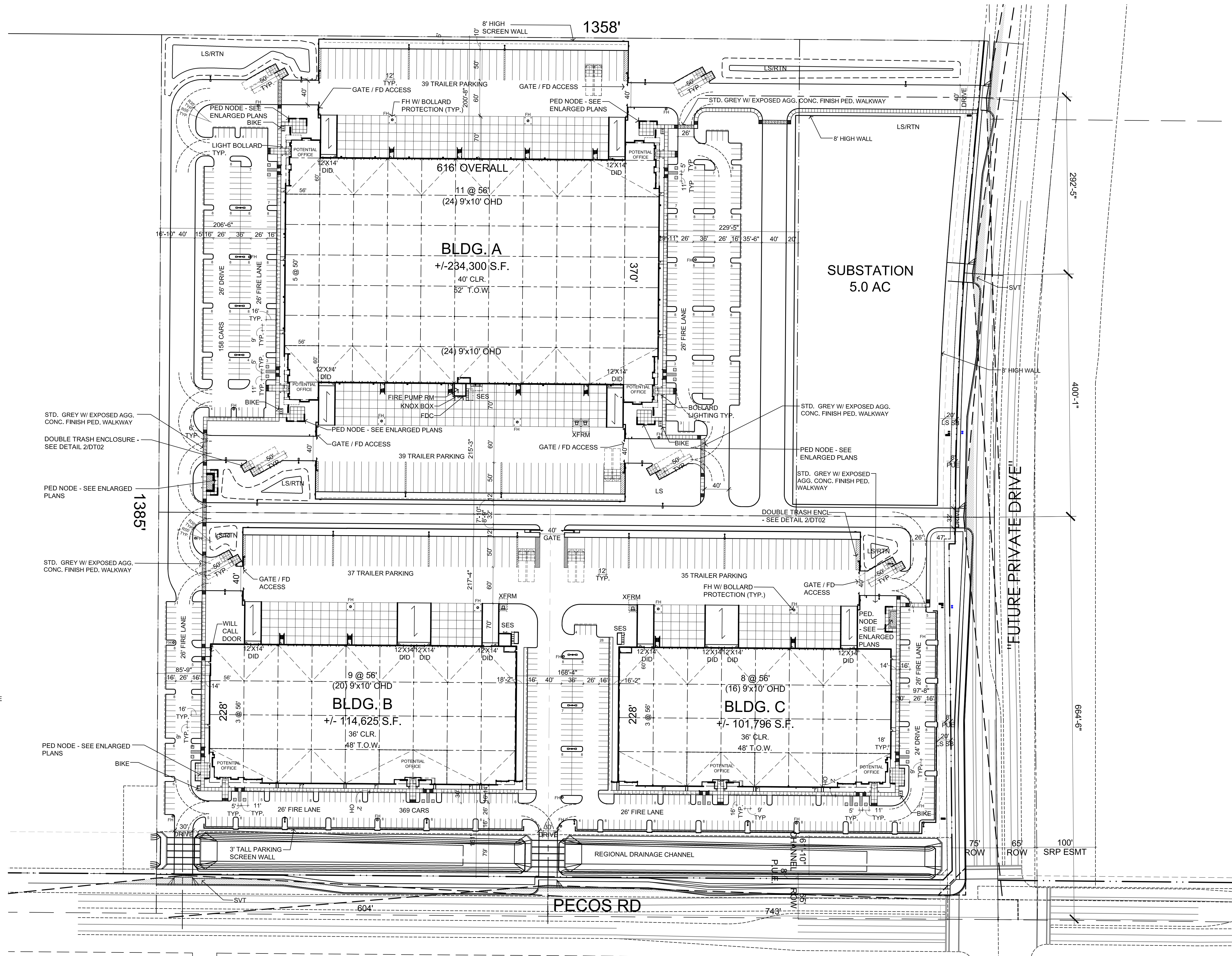
Parking Required	
Warehouse (101,796 S.F.) @ 1/900 S.F.:	114 Spaces
Total Bldg. C Parking Required:	114 Spaces
Total Bldg. C Parking Provided:	230 Spaces
ADA Parking Required:	7 Spaces
ADA Parking Provided:	7 Spaces

VICINITY MAP



04-03-2024

21061.200_ST11



MESA FIRE CODE NOTES

- PER MESA AMENDED FIRE CODE SECTION 510.1 NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING, BUILDINGS OR STRUCTURES MORE THAN 3 STORIES ABOVE GROUND LEVEL OR BUILDINGS OR STRUCTURES TOTALING 45,000 SQUARE FEET (13 716 M2) OR MORE ON ANY SINGLE FLOOR
- FIRE SPRINKLERS SYSTEM WILL BE REQUIRED IN BUILDINGS AND STRUCTURES PER MESA FIRE CODE 903.2. UNLESS EXEMPTED BY THE 6 LISTED EXEMPTIONS OF 903.2.1.
- MESA AMENDED FIRE CODE SECTION 903.3.3.1.1.3.2 BUILDINGS WITH ROOF STRUCTURE OVER 20 FEET. THE MINIMUM DESIGN REQUIREMENTS FOR BUILDINGS WITH THE ROOF STRUCTURE OVER 20 FEET ABOVE THE FINISHED FLOOR SHALL BE FOR RACK STORAGE OF GROUP IV COMMODITIES AS DEFINED IN CHAPTER 32 AND SECTION 903.3.1.1. AND, PER MESA AMENDED FIRE CODE SECTION 903.3.7.1. THE SIZE OF THE FIRE DEPARTMENT CONNECTION AND PIPING IS DEPENDENT ON THE AUTOMATIC SPRINKLER DESIGN FLOW. THE MAXIMUM DESIGN FLOW FOR A 2-1/2 INCH SIAMISESE CONNECTION IS 500 GPM. FOR DESIGN FLOWS GREATER THAN 500 GPM INSTALL A SINGLE 2-1/2 INCH SIAMISESE CONNECTION AND 4-INCH STORZ CONNECTION.

BUILDING CODES

- Building Codes:
- 2018 International Building Code (IBC)
 - 2018 International Existing Building Code (IEBC)
 - 2018 International Residential Code (IRC)
 - 2018 International Energy Conservation Code (IECC)
 - 2018 International Fire Code (IFC)
 - 2018 International Fuel Gas Code (IFGC)
 - 2018 International Mechanical Code (IMC)
 - 2018 International Plumbing Code (IPC)
 - 2018 International Swimming Pool and Spa Code (ISPSA)
 - 2017 National Electrical Code (NEC)

LEGACY BUSINESS PARK

Crismon Road & Pecos Road

Mesa, Arizona

SP



[Signature]

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

Dennis M. Newcombe

DIRECT (602) 256-4446

E-Mail Address: dnewcombe@gbllaw.com

July 29, 2024

VIA U.S. MAIL

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

On behalf of Pacific Proving LLC and Merit Partners Inc (“Pacific/Merit”) we have submitted a Design Review request with the City of Mesa (Case No. DRB23-00803) on approximately 43-acres of vacant land located at the northwest corner of the future Crismon Road alignment and Pecos Road (the “Property”) or ±3,900-foot east of Ellsworth Road and north of Pecos Road. (See the Attached: **Property Location Map**). This letter is being sent to all property owners within 1,000-foot 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 **Tuesday, August 13, 2024**, further details regarding the meeting logistics are included in this letter.

Working with Gensler (i.e., the architect/designer) and other design consultants, Pacific/Merit, and our office we are processing the Design Review request to facilitate the proposed development of a high quality approximately 1.0 million square foot technology/data park/office-administrative/storage building area (i.e., the “Merit Legacy Technology Park”) with an onsite electrical substation within proximity of the Phoenix-Mesa Gateway Airport. The proposed technology park has been thoughtfully designed to provide optimal flexibility and efficiency to accommodate a future technology/data employment user’s need. The Merit Legacy Technology Park will have two (2) main entry drives from Pecos Road and the future Crismon Road extension. The main entry drive along Pecos Road leads to the primary office building fronting along this street. The proposed “data hall buildings” and office-administrative/storage buildings are strategically situated throughout the Property to provide visual relief and interest. The Pacific/Merit technology park, as stated, is planned to include office space and multiple “data halls” providing approximately 1.0 million square feet of overall building space. The buildings are of a quality design and features with elevated architectural materials/appearance. The proposed overall development provides for quality onsite design/landscape features, building/circulation layout, and buffers which fits nicely within the context of the area. (See Attached: **Site Plan, Landscape Plan, & Perspective Rendering**)

As stated, this application is scheduled for consideration by the Mesa Design Review Board at their meeting held on **Tuesday, August 13, 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

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

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 Rendering

QR Code



PROPERTY LOCATION MAP



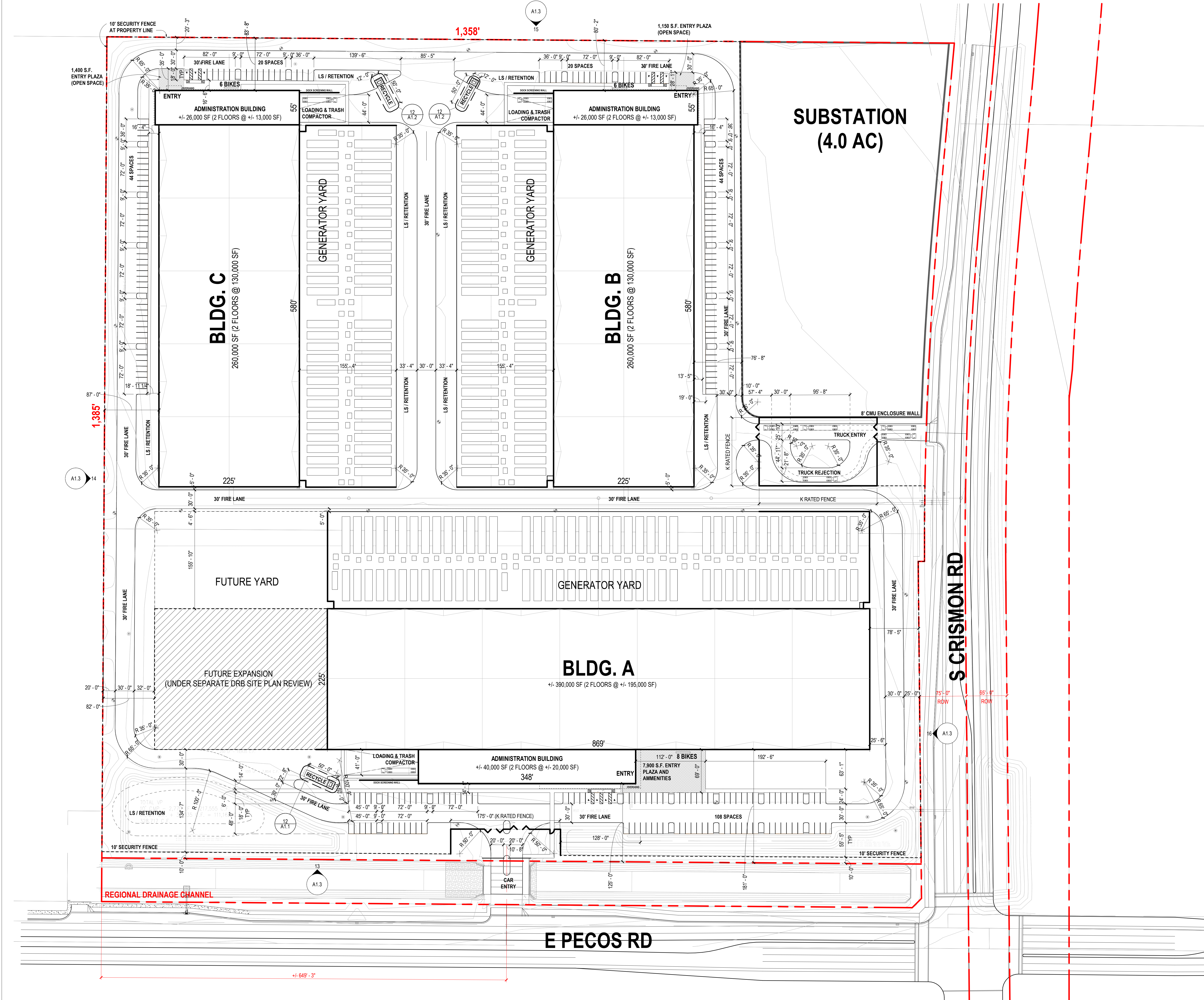
ELLSWORTH RD.

CRISMON RD. (ALIGN.)

PECOS RD.



Subject Property



PROJECT DATA

PROJECT ZONING: LI-PAD
 MAX BUILDING HEIGHT: 70 FEET (PAD)
 SET BACKS: FRONT & STREET FACING: 25 FEET (INDUSTRIAL / COMMERCIAL COLLECTOR)
 INTERIOR SIDE & REAR: 20 FEET
 APN#: 313-25-859Y
 GROSS SITE AREA: 1,889,302 SF (43.4 AC) (COMPANION ANNEX REQUESTED)
 NET SITE AREA: 1,830,396 SF (42.0 AC) (INCLUDING DRAINAGE CHANNEL)
 TOTAL BUILDING AREA: 1,000,000 SF
 DATA CENTER (A):
 LEVEL 01: 195,000 SF
 LEVEL 02: 195,000 SF
 ADMIN STORAGE L01: 20,000 SF
 ADMIN STORAGE L02: 20,000 SF
 TOTAL: 430,000 SF
 DATA CENTER (B):
 LEVEL 01: 130,000 SF
 LEVEL 02: 130,000 SF
 ADMIN STORAGE L01: 12,500 SF
 ADMIN STORAGE L02: 12,500 SF
 TOTAL: 285,000 SF
 DATA CENTER (C):
 LEVEL 01: 130,000 SF
 LEVEL 02: 130,000 SF
 ADMIN STORAGE L01: 12,500 SF
 ADMIN STORAGE L02: 12,500 SF
 TOTAL: 285,000 SF
 BUILDING COVERAGE: +/- 24.08% (LOT AREA / LEVEL 01 SF)
 LOT COVERAGE: +/- 40.00% (IMPERVIOUS SURFACES)
 PARKING:
 DATA CENTER (A): ADMINISTRATION: 100 SPACES, DATA CENTER: NA, TOTAL: 100 SPACES, 108 SPACES
 DATA CENTER (B): ADMINISTRATION: 63 SPACES, DATA CENTER: NA, TOTAL: 63 SPACES, 64 SPACES
 DATA CENTER (C): ADMINISTRATION: 63 SPACES, DATA CENTER: NA, TOTAL: 63 SPACES, 64 SPACES
 (1 PARKING SPACE REQUIRED PER EVERY 400 SF OF OFFICE USE)

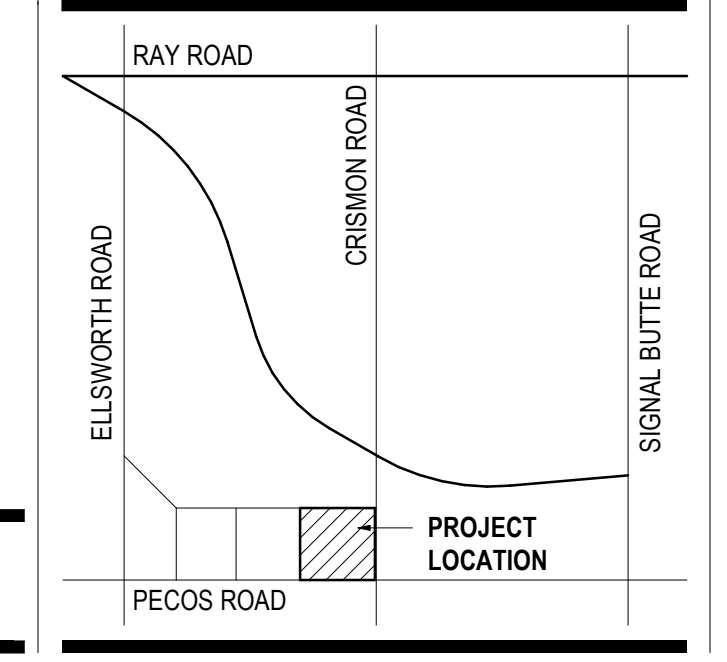
BICYCLE PARKING:
 DATA CENTER (A): 108 VEHICULAR PARK, 8 SPACES REQUIRED, 8 SPACES PROVIDED
 DATA CENTER (B): 64 VEHICULAR PARK, 6 SPACES REQUIRED, 6 SPACES PROVIDED
 DATA CENTER (C): 64 VEHICULAR PARK, 6 SPACES REQUIRED, 6 SPACES PROVIDED
 (1 BIKE PARKING REQUIRED PER EVERY 20 PARKING SPACES PROVIDED)

OPEN SPACE CALCULATIONS:
 BUILDING A (GFA): 430,000 SF x 1% = 4,300 SF, 7,900 SF PROVIDED
 BUILDING B (GFA): 286,000 SF x 1% = 2,860 SF, 1,150 SF PROVIDED
 BUILDING C (GFA): 286,000 SF x 1% = 2,860 SF, 1,400 SF PROVIDED
 TOTAL = 10,020 SF, 10,450 SF PROVIDED

CODE INFORMATION

MESA FIRE CODE NOTES:
 1. PER MESA AMENDED FIRE CODE SECTION 510.1: NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING, BUILDINGS OR STRUCTURES MORE THAN 3 STORIES ABOVE GROUND LEVEL, OR BUILDINGS, OR STRUCTURES TOTALING 45,000 SQUARE FEET OR MORE ON ANY SINGLE FLOOR.
 2. FIRE SPRINKLERS SYSTEM WILL BE REQUIRED IN BUILDINGS AND STRUCTURES PER MESA CODE SECTION 903.2 UNLESS EXEMPTED BY THE 6 LISTED EXEMPTIONS ON SECTION 903.2.1.
 BUILDING CODES:
 2018 IBC WITH CITY OF MESA AMENDMENTS
 2018 IMC WITH CITY OF MESA AMENDMENTS
 2017 NEC WITH CITY OF MESA AMENDMENTS
 2018 INTERNATIONAL ENERGY CONSERVATION CODE
 2012 INTERNATIONAL GREEN CONSTRUCTION CODE
 2018 INTERNATIONAL FIRE CODE
 2018 INTERNATIONAL FUEL AND GAS CODE

VICINITY MAP



LEGACY BUSINESS PARK

PECOS RD & CRISMON RD
 MESA, ARIZONA

Gensler

2575 East Camelback Road
 Suite 175
 Phoenix, AZ 85016
 USA
 Tel +1 602.523.4900
 Fax +1 602.523.4949

Date	Description
06.19.2024	PLANNING & ZONING PACKAGE
07.17.2024	PLANNING & ZONING COMMENTS

Seal / Signature

NOT FOR CONSTRUCTION

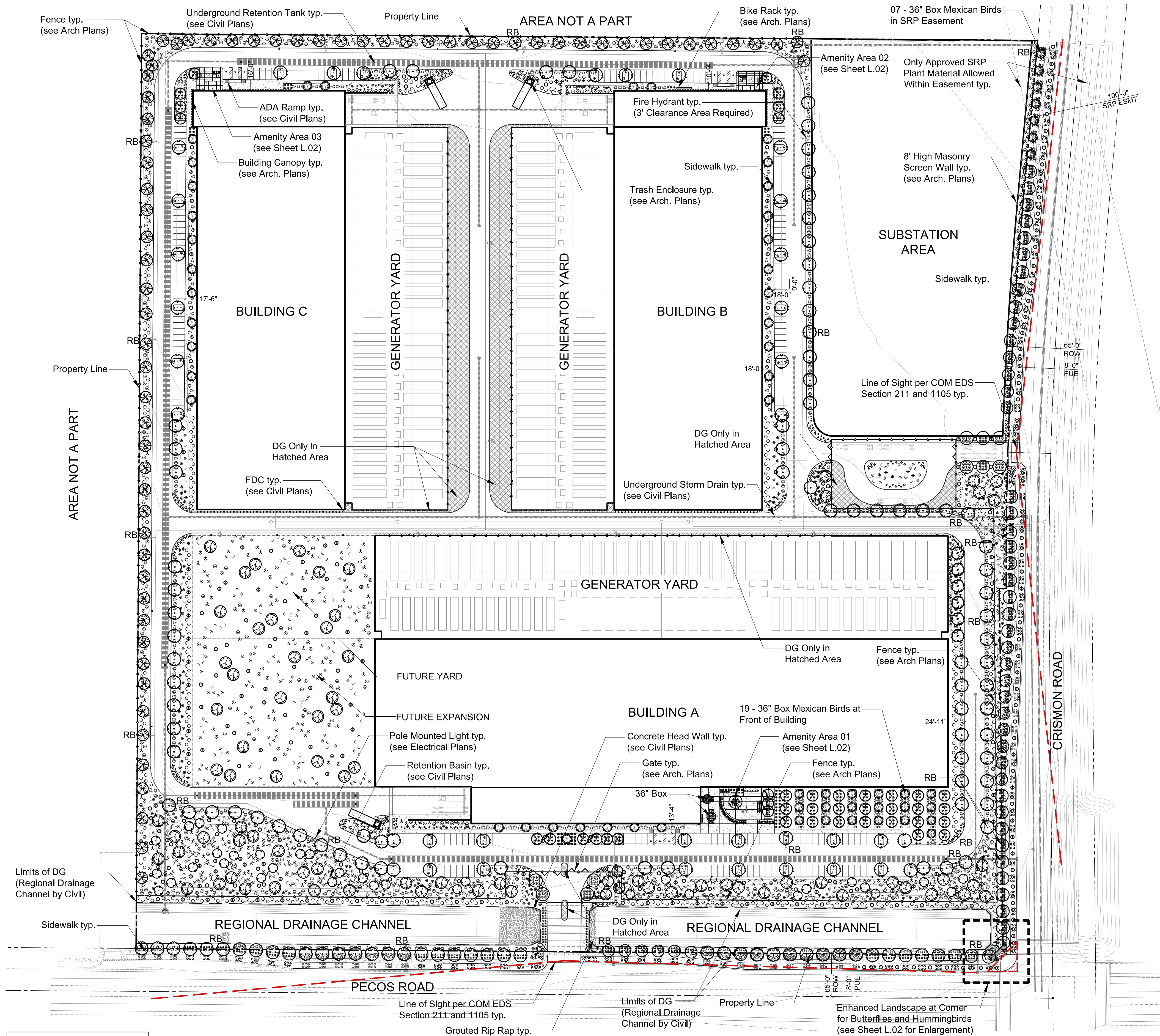
Project Name
 Legacy Business Park

Project Number
 57.0000.000

Description
 SITE PLAN & PROJECT DATA

Scale
 As indicated

A1.0



LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS (U.O.N. - UNLESS OTHERWISE NOTED) (In trade marked Mountain States Nursery)

TREES	SIZE	QTY
Caesalpinia mexicana Mexican Bird of Paradise	24" Box U.O.N	34
Quercus virginiana Southern Live Oak	36" Box Matching, High Breaker, Multi Trunk	28
Quercus virginiana Southern Live Oak	24" Box Matching, Standard	100
Ulmus parvifolia Evergreen Elm Tree	24" Box Matching, Standard	36
Acacia aneura Mulga Tree	36" Box Matching, Standard	21
Prosopis velutina Native Mesquite	24" Box Matching, Multi Trunk	75
Prosopis chilensis Chilean Mesquite	24" Box Matching, Standard	21
Quercus virginiana 'Cathedral' Cathedral Live Oak	48" Box Matching, Standard	12
Chilopsis linearis 'Bubba' Desert Willow 'Seedless'	24" Box Matching, Multi Trunk	34
Ebenopsis ebano Texas Ebony	24" Box Matching, Standard	68
Quercus virginiana 'Cathedral' Cathedral Live Oak	36" Box Matching, Standard	44
Parkinsonia x 'Desert Museum' Desert Museum	36" Box Matching, Standard	27
Acacia salicina Willow Acacia	36" Box Matching, Standard	06
Pistacia chinensis 'Red Push' Red Push Pistache	48" Box Standard	01

SHRUBS / ACCENTS

	SIZE	QTY
Caesalpinia gilliesii Yellow Bird of Paradise	5 Gallon	259
Hesperaloe parviflora 'Yellow' Yellow Yucca	5 Gallon	324
Agave desmettiana Smooth Agave	5 Gallon	28
Hesperaloe funifera Giant Hesperaloe	5 Gallon	94
Eremophila hygrophana Blue Bell Emu	5 Gallon	72
Nolina microcarpa Bear Grass	5 Gallon	618
Hesperaloe parviflora 'Red' Red Yucca	5 Gallon	76
Callistemon citrinus 'Little John' Little John Dwarf Bottlebrush	5 Gallon	272
Bougainvillea 'Torch Glow' Torch Glow Bougainvillea	5 Gallon	304
Mulenbergia rigens Deer Grass	5 Gallon	439
Leucophyllum x 'Heavenly Cloud' Heavenly Cloud Sage	5 Gallon	479
Nerium oleander 'Petite Pink' Petite Pink Oleander	5 Gallon	756
Tecoma sp 'Sparky' Sparky Tecoma	5 Gallon	506
Lantana camara Red Lantana	5 Gallon	97
Dasylium wheeleri Desert Spoon	5 Gallon	241
Yucca rupicola Twisted Leaf Yucca	5 Gallon	198
Asclepias subulata Milkweed	5 Gallon	06
Echinocactus grusonii Golden Barrel	12" Diameter	117
Euphorbia bracteata Tall Lady Slipper	5 Gallon	37

GROUNDCOVERS

	SIZE	QTY
Eremophila glabra 'Mingenew Gold'	1 Gallon	848
Outback Sunrise Emu	1 Gallon	77
Lantana montevidensis 50/50 Mix of Trailing Purple and White	1 Gallon	174
Convolvulus cneorum Bush Morning Glory	1 Gallon	174
Decomposed Granite 3/4" Screened Rock Pros Rose 2" min thickness in all landscape areas		
Grouted Rip-Rap Shown for Reference Only Specification, Detailing, and Installation by Civil		
Decomposed Granite 3/4" Screened Rock Pros Rose 2" min thickness in noted landscape areas		
Root Barrier - To be Placed Parallel to Utility Lines for Trees within 7' Product: Biobarrier by Typar or Approved Equal		

SUBMIT SAMPLES OF ALL INERT MATERIAL TO LA FOR APPROVAL

PROJECT DATA

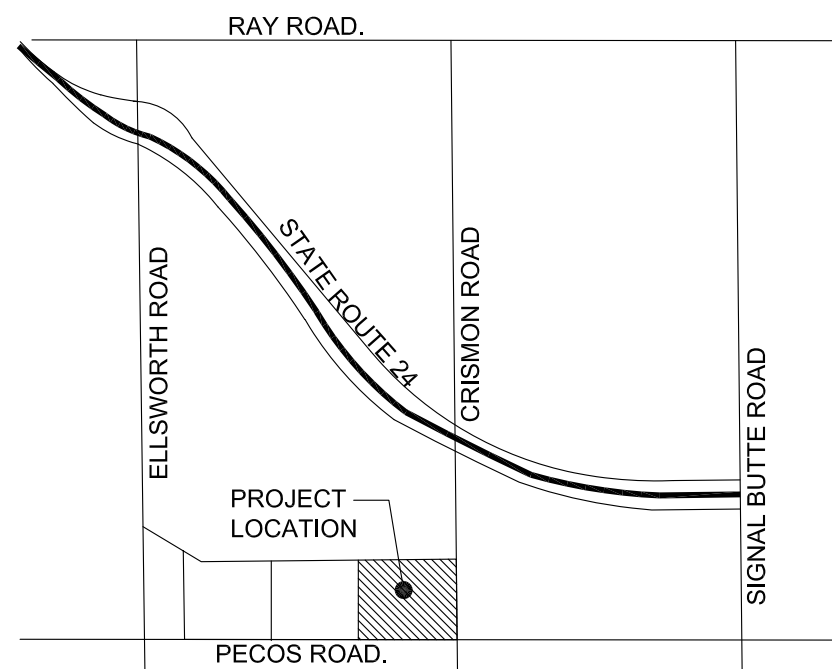
PROJECT ZONING:	LI-PAD
MAX BUILDING HEIGHT:	70 FEET
SET BACKS: FRONT & STREET FACING:	25 FEET (INDUSTRIAL / COMMERCIAL COLLECTOR)
INTERIOR SIDE & REAR:	20 FEET
APNR:	313-25-859Y
GROSS SITE AREA:	1,889,302 SF (43.4 AC) (COMPANION ANNEX REQUESTED)
NET SITE AREA:	1,830,396 SF (42.0 AC) (INCLUDING DRAINAGE CHANNEL)
TOTAL BUILDING AREA:	1,000,000 SF
DATA CENTER (A):	
LEVEL 01:	195,000 SF
LEVEL 02:	195,000 SF
ADMIN/STORAGE L01:	20,000 SF
ADMIN/STORAGE L02:	20,000 SF
TOTAL:	430,000 SF
DATA CENTER (B):	
LEVEL 01:	130,000 SF
LEVEL 02:	130,000 SF
ADMIN/STORAGE L01:	12,500 SF
ADMIN/STORAGE L02:	12,500 SF
TOTAL:	285,000 SF
DATA CENTER (C):	
LEVEL 01:	130,000 SF
LEVEL 02:	130,000 SF
ADMIN/STORAGE L01:	12,500 SF
ADMIN/STORAGE L02:	12,500 SF
TOTAL:	285,000 SF
BUILDING COVERAGE:	+/- 24.08% (LOT AREA / LEVEL 01 SF)
LOT COVERAGE:	+/- 40.00% (IMPERVIOUS SURFACES)

PARKING:	REQUIRED:	PROVIDED:
DATA CENTER (A): ADMINISTRATION:	100 SPACES	
DATA CENTER (A): DATA CENTER:	NA	
TOTAL:	100 SPACES	108 SPACES
DATA CENTER (B): ADMINISTRATION:	63 SPACES	
DATA CENTER (B): DATA CENTER:	NA	
TOTAL:	63 SPACES	64 SPACES
DATA CENTER (C): ADMINISTRATION:	63 SPACES	
DATA CENTER (C): DATA CENTER:	NA	
TOTAL:	63 SPACES	64 SPACES

(1 PARKING SPACE REQUIRED PER EVERY 400 SF OF OFFICE USE)

BICYCLE PARKING:	REQUIRED:	PROVIDED:
DATA CENTER (A):	6 SPACES	6 SPACES
DATA CENTER (B):	4 SPACES	6 SPACES
DATA CENTER (C):	4 SPACES	6 SPACES

(1 BIKE PARKING REQUIRED PER EVERY 20 PARKING SPACES PROVIDED)



VICINITY MAP



N OVERALL PRELIMINARY LANDSCAPE PLAN

0 40' 80' 160'

SCALE: 1" = 80'

SIGHT DISTANCE DESIGN NOTE:

SIGHT VISIBILITY TRIANGLES HAVE BEEN DESIGNED FOR 45 MPH + 5 TOTALING 50 MPH FOR BOTH PECOS ROAD AND CRISMON ROAD.

LEGACY BUSINESS PARK

Crismon Road & Pecos Road

Mesa, Arizona



LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS

5013 E Washington Street
Suite 110
Phoenix, Arizona 85034
P (602) 848-7771
email: info@laskindesign.com
www.laskindesign.com



TAB D

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

40 NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566

FACSIMILE (602) 256-4475

Dennis M. Newcombe

DIRECT (602) 256-4446

E-Mail Address: dnewcombe@gblaw.com

July 29, 2024

VIA U.S. MAIL

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

On behalf of Pacific Proving LLC and Merit Partners Inc (“Pacific/Merit”) we have submitted requests with the City of Mesa Planning Division on approximately 43-acres of vacant land located at the northwest corner of the future Crismon Road alignment and Pecos Road (the “Property”) or +3,900-feet east of Ellsworth Road and north of Pecos Road. (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”) to Light Industrial (“LI”) with a Planned Area Development Overlay (“LI-PAD”) along with Site Plan Review, and a Council Use Permit (“CUP”) for an electrical substation. These requests will allow for development of a data center/corporate office (Case No.’s: ZON23-00802 & ZON24-00617).

As you may recall in prior notices mailed, our office is processing these requests to allow for the ultimate development of a high quality approximately 1.0 million square foot technology/data park/office-administrative/storage building area (i.e., the “Merit Legacy Technology Park”) with an onsite electrical substation within proximity of the Phoenix-Mesa Gateway Airport. The proposed technology park has been thoughtfully designed to provide optimal flexibility and efficiency to accommodate a future technology/data employment user’s need. The Merit Legacy Technology Park will have two (2) main entry drives from Pecos Road and the future Crismon Road extension. The main entry drive along Pecos Road leads to the primary office building fronting along this street. The proposed overall development provides for quality onsite design/landscape features, building/circulation layout, and buffers which fits 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.

Notice of Planning and Zoning Board Meeting

Case #'s: ZON23-00802 & ZON24-00617

July 29, 2024

Page 2 of 2

These applications (Case No.'s: ZON23-00802 & ZON24-00617) are scheduled for consideration by the Mesa Planning and Zoning Board at their meeting to be held on **Wednesday, August 14, 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 or 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, 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



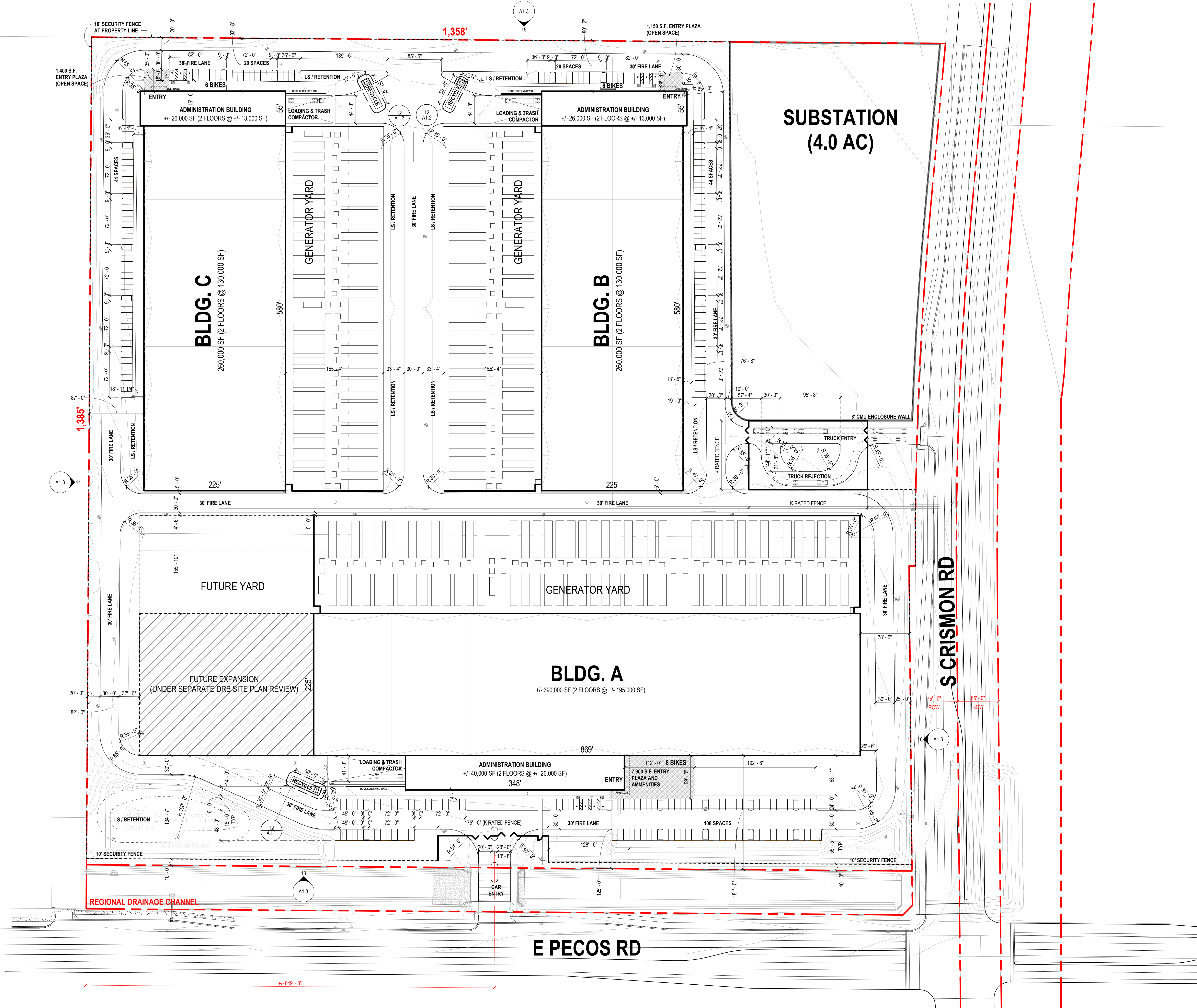
PROPERTY LOCATION MAP



Subject Property

7/17/2024 3:55:57 PM Autodesk Docs\\0574933000 - Merit Partners Data Center\\0000000000_Legacy_B23.rvt

01 LEGACY BUSINESS PARK - OVERALL SITE PLAN
SCALE: 1" = 60'-0"

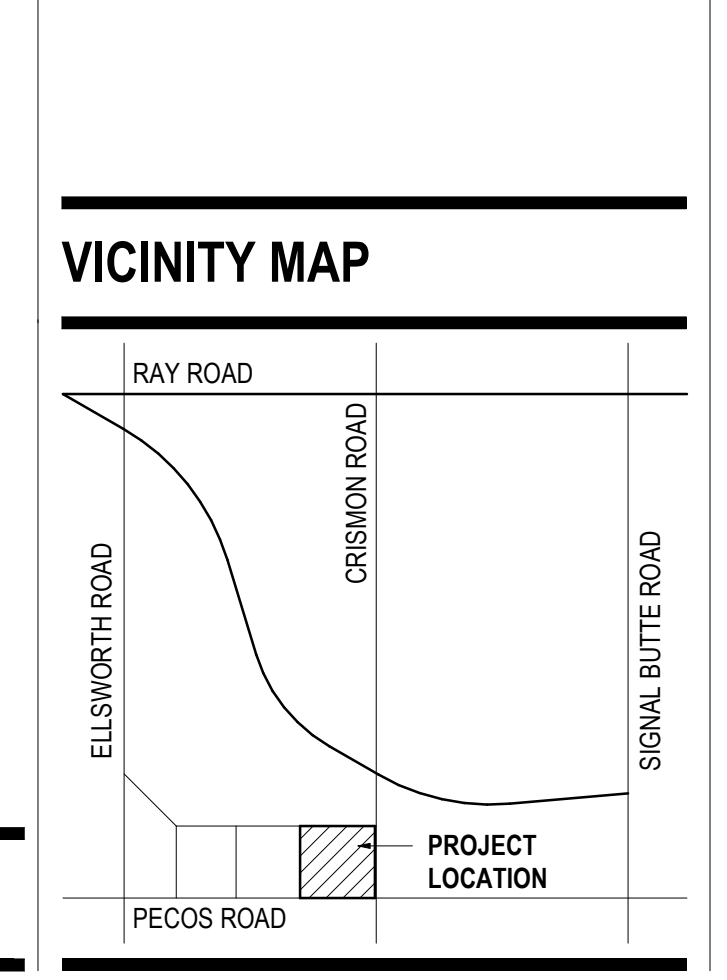


PROJECT DATA

PROJECT ZONING: LI-PAD
 MAX BUILDING HEIGHT: 70 FEET (PAD)
 SET BACKS: FRONT & STREET FACING: 25 FEET (INDUSTRIAL / COMMERCIAL COLLECTOR)
 INTERIOR SIDE & REAR: 20 FEET
 APN#: 313-25-859Y
 GROSS SITE AREA: 1,889,302 SF (43.4 AC) (COMPANION ANNEX REQUESTED)
 NET SITE AREA: 1,830,396 SF (42.0 AC) (INCLUDING DRAINAGE CHANNEL)
 TOTAL BUILDING AREA: 1,000,000 SF
DATA CENTER (A):
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DATA CENTER (B):
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 LEVEL 02: 130,000 SF
 ADMIN STORAGE L01: 12,500 SF
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 BUILDING COVERAGE: +/- 24.08% (LOT AREA / LEVEL 01 SF)
 LOT COVERAGE: +/- 40.00% (IMPERVIOUS SURFACES)
PARKING:
DATA CENTER (A): REQUIRED: 100 SPACES, PROVIDED: 108 SPACES
DATA CENTER (B): REQUIRED: 63 SPACES, PROVIDED: 64 SPACES
DATA CENTER (C): REQUIRED: 63 SPACES, PROVIDED: 64 SPACES
 (1 PARKING SPACE REQUIRED PER EVERY 400 SF OF OFFICE USE)
BICYCLE PARKING:
DATA CENTER (A): REQUIRED: 8 SPACES, PROVIDED: 8 SPACES
DATA CENTER (B): REQUIRED: 6 SPACES, PROVIDED: 6 SPACES
DATA CENTER (C): REQUIRED: 6 SPACES, PROVIDED: 6 SPACES
 (1 BIKE PARKING REQUIRED PER EVERY 20 PARKING SPACES PROVIDED)
OPEN SPACE CALCULATIONS:
 BUILDING A (GFA): 430,000 SF x 1% = 4,300 SF PROVIDED: 7,900 SF
 BUILDING B (GFA): 266,000 SF x 1% = 2,660 SF PROVIDED: 1,150 SF
 BUILDING C (GFA): 266,000 SF x 1% = 2,660 SF PROVIDED: 1,400 SF
 TOTAL = 10,020 SF **10,450 SF**

CODE INFORMATION

MESA FIRE CODE NOTES:
 1. PER MESA AMENDED FIRE CODE SECTION 510.1: NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BUILDINGS OR STRUCTURES MORE THAN 3 STORIES ABOVE GROUND LEVEL, OR BUILDINGS, OR STRUCTURES TOTALING 45,000 SQUARE FEET OR MORE ON ANY SINGLE FLOOR.
 2. FIRE SPRINKLERS SYSTEM WILL BE REQUIRED IN BUILDINGS AND STRUCTURES PER MESA CODE SECTION 903.2 UNLESS EXEMPTED BY THE 6 LISTED EXEMPTIONS ON SECTION 903.2.1.
BUILDING CODES:
 2018 IBC WITH CITY OF MESA AMENDMENTS
 2018 IMC WITH CITY OF MESA AMENDMENTS
 2017 NEC WITH CITY OF MESA AMENDMENTS
 2018 INTERNATIONAL ENERGY CONSERVATION CODE
 2012 INTERNATIONAL GREEN CONSTRUCTION CODE
 2018 INTERNATIONAL FIRE CODE
 2018 INTERNATIONAL FUEL AND GAS CODE



LEGACY BUSINESS PARK
 PECOS RD & CRISMON RD
 MESA, ARIZONA

Gensler
 2575 East Camelback Road
 Suite 175
 Phoenix, AZ 85016
 USA
 Tel +1 602.523.4900
 Fax +1 602.523.4949

PROJECT DATA

PROJECT ZONING: LI-PAD
 MAX BUILDING HEIGHT: 70 FEET (PAD)
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Date	Description
06.19.2024	PLANNING & ZONING PACKAGE
07.17.2024	PLANNING & ZONING COMMENTS

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
 Legacy Business Park

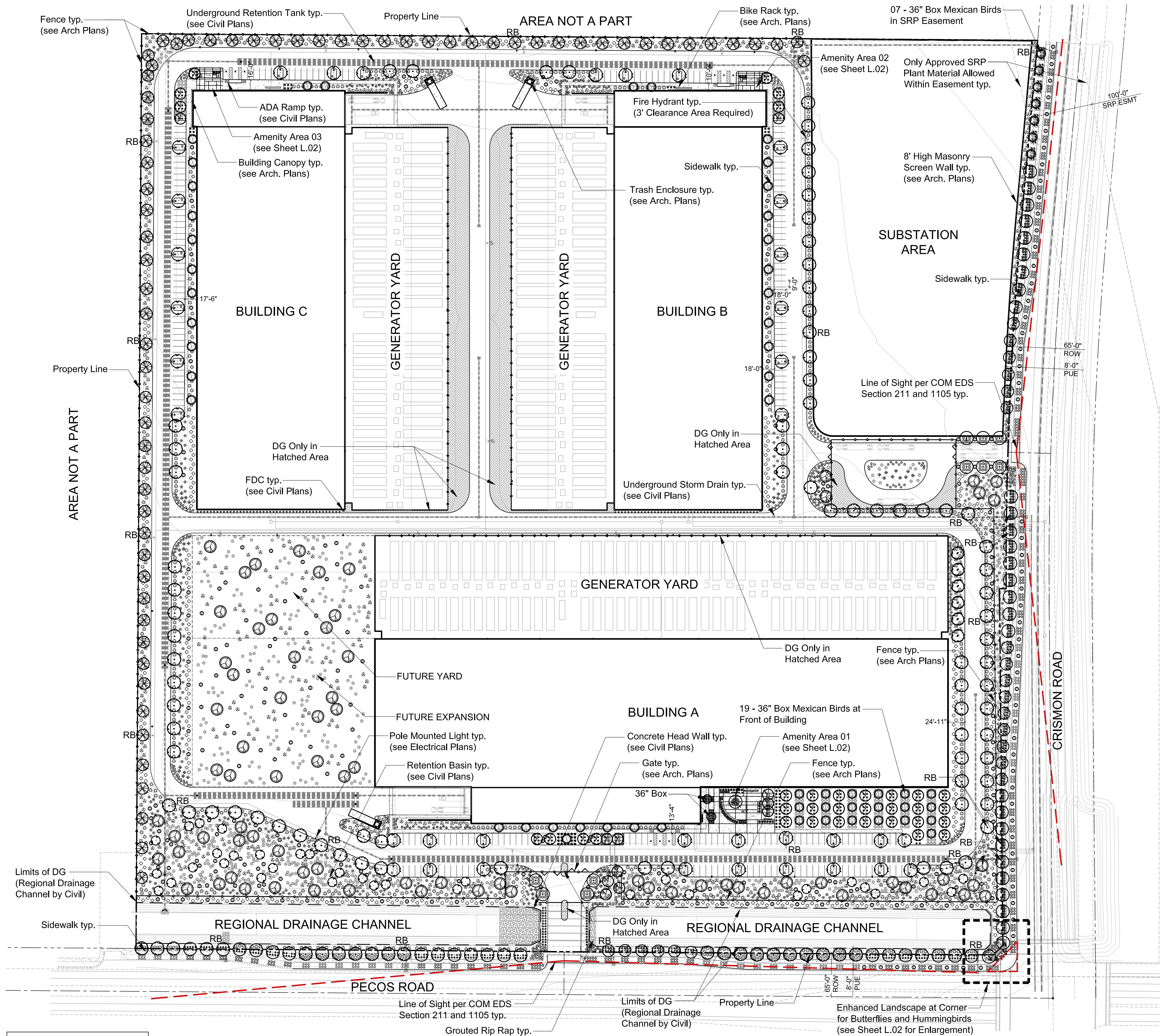
Project Number
 57.0000.000

Description
 SITE PLAN & PROJECT DATA

Scale
 As indicated

A1.0

© 2024 Gensler



LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS (U.O.N. - UNLESS OTHERWISE NOTED) (In trade marked Mountain States Nursery)

TREES	SIZE	QTY
Caesalpinia mexicana Mexican Bird of Paradise	24" Box U.O.N	34
	36" Box Matching, High Breaker, Multi Trunk	28
Quercus virginiana Southern Live Oak	24" Box Matching, Standard	100
Ulmus parvifolia Evergreen Elm Tree	24" Box Matching, Standard	36
Acacia aneura Mulga Tree	36" Box Matching, Standard	21
Prosopis velutina Native Mesquite	24" Box Matching, Multi Trunk	75
Prosopis chilensis Chilean Mesquite	24" Box Matching, Standard	21
Quercus virginiana 'Cathedral' Cathedral Live Oak	48" Box Matching, Standard	12
Chilopsis linearis 'Bubba' Desert Willow 'Seedless'	24" Box Matching, Multi Trunk	34
Ebenopsis ebano Texas Ebony	24" Box Matching, Standard	68
Quercus virginiana 'Cathedral' Cathedral Live Oak	36" Box Matching, Standard	44
Parkinsonia x 'Desert Museum' Desert Museum	36" Box Matching, Standard	27
Acacia salicina Willow Acacia	36" Box Matching, Standard	06
Pistacia chinensis 'Red Push' Red Push Pistache	48" Box Standard	01

SHRUBS / ACCENTS

	SIZE	QTY
Caesalpinia gilliesii Yellow Bird of Paradise	5 Gallon	259
Hesperaloe parviflora 'Yellow' Yellow Yucca	5 Gallon	324
Agave desmettiana Smooth Agave	5 Gallon	28
Hesperaloe funifera Giant Hesperaloe	5 Gallon	94
Eremophila hygrophana Blue Bell Emu	5 Gallon	72
Nolina microcarpa Bear Grass	5 Gallon	618
Hesperaloe parviflora 'Red' Red Yucca	5 Gallon	76
Callistemon citrinus 'Little John' Little John Dwarf Bottlebrush	5 Gallon	272
Bougainvillea 'Torch Glow' Torch Glow Bougainvillea	5 Gallon	304
Mulenbergia rigens Deer Grass	5 Gallon	439
Leucophyllum x 'Heavenly Cloud' Heavenly Cloud Sage	5 Gallon	479
Nerium oleander 'Petite Pink' Petite Pink Oleander	5 Gallon	756
Tecoma sp 'Sparky' Sparky Tecoma	5 Gallon	506
Lantana camara Red Lantana	5 Gallon	97
Dasyliion wheeleri Desert Spoon	5 Gallon	241
Yucca rupicola Twisted Leaf Yucca	5 Gallon	198
Asclepias subulata Milkweed	5 Gallon	06
Echinocactus grusonii Golden Barrel	12" Diameter	117
Euphorbia bracteata Tall Lady Slipper	5 Gallon	37

GROUNDCOVERS

	SIZE	QTY
Eremophila glabra 'Mingenew Gold'	1 Gallon	848
Outback Sunrise Emu		
Lantana montevidensis 50/50 Mix of Trailing Purple and White	1 Gallon	77
Convolvulus cneorum Bush Morning Glory	1 Gallon	174
Decomposed Granite 3/4" Screened Rock Pros Rose 2" min thickness in all landscape areas		
Grouted Rip-Rap Shown for Reference Only Specification, Detailing, and Installation by Civil		
Decomposed Granite 3/4" Screened Rock Pros Rose 2" min thickness in noted landscape areas		
Root Barrier - To be Placed Parallel to Utility Lines for Trees within 7' Product: Biobarrier by Typar or Approved Equal		

SUBMIT SAMPLES OF ALL INERT MATERIAL TO LA FOR APPROVAL

PROJECT DATA

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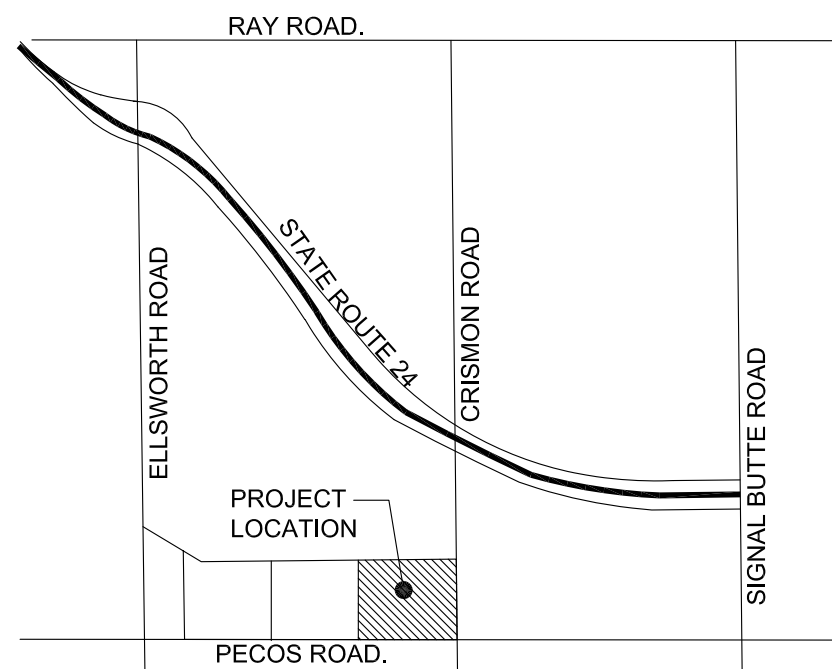
PARKING:	REQUIRED:	PROVIDED:
DATA CENTER (A): ADMINISTRATION:	100 SPACES	
DATA CENTER (A): DATA CENTER:	NA	
TOTAL:	100 SPACES	108 SPACES
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DATA CENTER (B): DATA CENTER:	NA	
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(1 PARKING SPACE REQUIRED PER EVERY 400 SF OF OFFICE USE)

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DATA CENTER (A):	6 SPACES	6 SPACES
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(1 BIKE PARKING REQUIRED PER EVERY 20 PARKING SPACES PROVIDED)



VICINITY MAP



SIGHT DISTANCE DESIGN NOTE:
SIGHT VISIBILITY TRIANGLES HAVE BEEN DESIGNED FOR 45 MPH + 5 TOTALING 50 MPH FOR BOTH PECOS ROAD AND CRISMON ROAD.

LEGACY BUSINESS PARK

Crismon Road & Pecos Road

Mesa, Arizona



TAB E

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 07/25/24

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 # ZON23-00802, on NWC Pecos Rd and Crismon Rd. 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: *Meghan Liggett*

SUBSCRIBED AND SWORN before me on 07/25/24

Mary Beth Conrad
Notary Public



CITY OF MESA PUBLIC NOTICE
ZONING HEARING
PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 P.M. DATE: August 14, 2024
CASE: ZON23-00802

Request: Rezone from Agriculture (AG) to
Light Industrial with a Planned Area
Development Overlay (LI-PAD), Site Plan
Review, and Council Use Permit (CUP).
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: 7/25/2024

Jul 25, 2024 10:29:45 AM
33°17'32.028"N -111°37'13.308"W
21490 East Pecos Road
Mesa
Maricopa County
Arizona



EP

CITY OF MESA PUBLIC NOTICE
ZONING HEARING
PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 P.M. DATE: August 14, 2024
CASE: ZON24-00617

Request: Minor General Plan Amendment.
This request will change the General Plan
Character Area Type from Mixed Use
Activity to Employment.

APPLICANT: Gammage & Burnham, PLC,
Dennis M. Newcombe
PHONE: 602-256-4446
Planning Division 480-644-2385

Posting date: 7/25/2024

CITY OF MESA PUBLIC NOTICE
ZONING HEARING
PLANNING & ZONING BOARD
57 EAST FIRST STREET
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Dennis M. Newcombe
PHONE: 602-256-4446
Planning Division 480-644-2385

Posting date: 7/25/2024

Jul 25, 2024 10:29:37 AM
33°17'31.95"N -111°37'13.314"W
21490 East Pecos Road
Mesa
Maricopa County
Arizona



E P

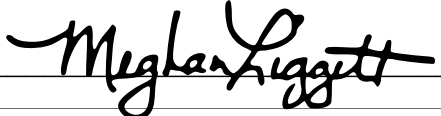
City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

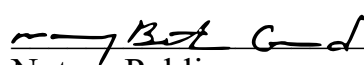
Date:

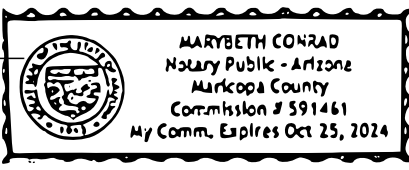
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SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.

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

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Dennis M. Newcombe
PHONE: 602-256-4446
Planning Division 480-644-2385

Posting date: 7/25/2024

Jul 25, 2024 10:29:52 AM
33°17'32.034"N -111°37'13.35"W
21490 East Pecos Road
Mesa
Maricopa County
Arizona



EP

CITY OF MESA PUBLIC NOTICE
ZONING HEARING
PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

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CITY OF MESA PUBLIC NOTICE
ZONING HEARING
PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 P.M. DATE: August 14, 2024
CASE: ZON23-00802

Request: Rezone from Agriculture (AG) to
Light Industrial with a Planned Area
Development Overlay (LI-PAD), Site Plan
Review, and Council Use Permit (CUP).
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: 7/25/2024

Jul 25, 2024 10:29:37 AM
33°17'31.95"N -111°37'13.314"W
21490 East Pecos Road
Mesa
Maricopa County
Arizona



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