

NTT Mesa PH 10 Data Center Citizen Participation Report (ZON25-00626)
April 26, 2026

A. Meeting Date and Location

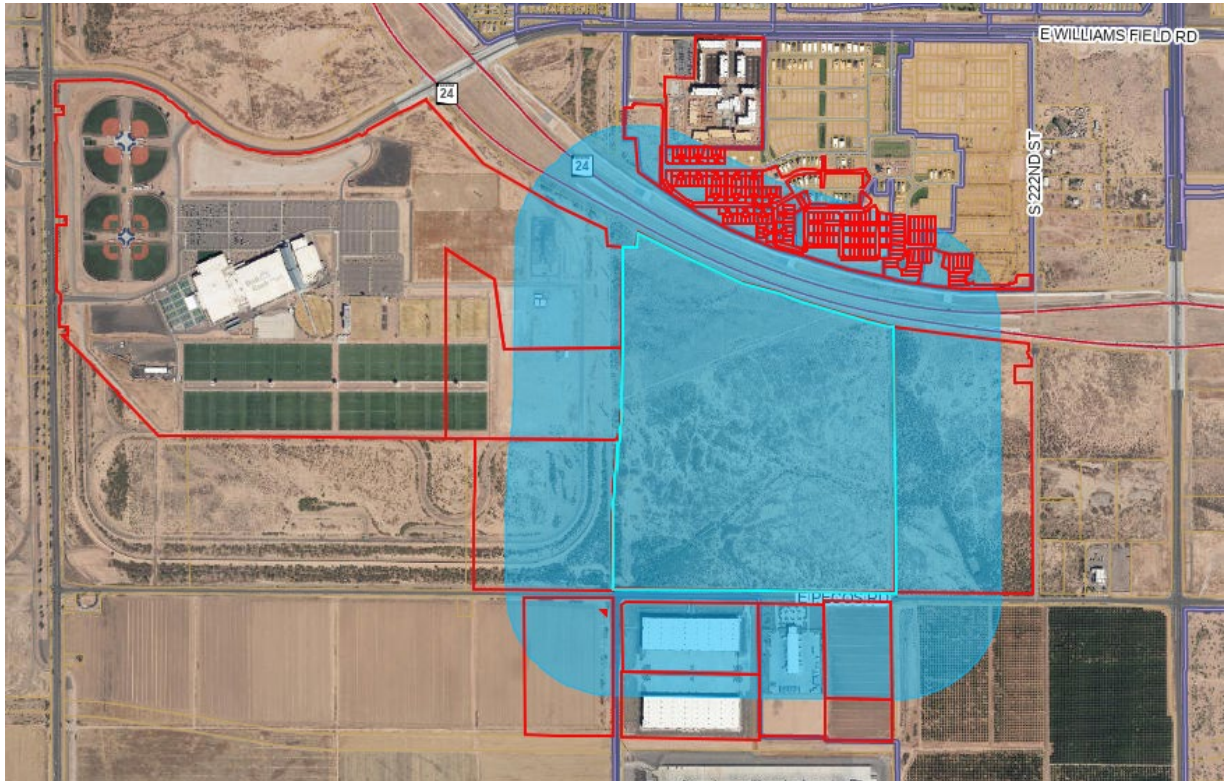
The neighborhood meeting for the NTT Data Center (Case No. ZON25-00626 & DRB25-00623) (the “Project”) was held on Wednesday, October 15, 2025 at 6:00 P.M. The neighborhood meeting took place via an online virtual format (“Zoom”).

B. Notification

The notification letter for the neighborhood meeting was mailed on September 29, 2025, via first-class mail to (i) property owners within 1,000 feet of the Project site (as per the list generated by the City of Mesa). Note, there were no registered neighborhood organizations or registered home owners associations within 1-mile (as per communication with the City of Mesa).

A total of ninety-one (91) notice letters were mailed per list provided by the City of Mesa.

C. Notification Area Map (1,000 Foot Buffer Tool, Maricopa County Assessor GIS)



D. Neighborhood Meeting

At the neighborhood meeting, there were a total of two (2) attendees — who registered for the virtual meeting via e-mail address.

The development team reviewed and discussed the Project site and the proposed design for the Project with the neighborhood meeting attendees. During the neighborhood meeting, attendees asked questions regarding the Project, including:

(i) In speaking with neighbors, we have concern with the location of the substations and would prefer them further away from our homes.

Answer: While the substations are located in the same location as the previously approved site plan, we understand your concerns. Ultimately the location of the SRP substation is up to SRP and determined by anticipated future SRP infrastructure. We are happy to reach out and have additional discussions with SRP about potential relocation of their substation; however, let it be noted that SRP previously requested the substation be located within the current proposed area. That said, we are happy to look at screening options for the client substation and the ability to plant additional vegetation to help screen the SRP substation.

(ii) Is there a way to make the substation more aesthetically pleasing?

Answer:

We are happy to look at additional design options to better help screen the substations from the residential communities north of SR-24. SRP substation design and screening design would be per SRP design requirements. We would be happy to take the concerns in front of SRP design and procurement teams.

(iii) I am concerned with the electromagnetic fields (EMFs) from the project.

Answer:

With respect to the data center there would be no EMFs that would affect surrounding residential properties. Substation preliminary EMF study will be performed to assure that there is nothing to be worried about from the substations. Final EMF studies will be done at a later date with complete SRP design.

The neighborhood meeting lasted approximately twenty (20) minutes. The attendees were encouraged to contact the applicant's representative with any additional questions or comments.

E. Meetings with Neighbors

During the meeting an invitation was extended by the development team to meet with any interested parties at their house, the site, or another location to review and discuss the project. As of the writing of this report, no one has reached out regarding the offer presented.

F. Summary

Overall, two (2) interested people participated in the neighborhood meeting for the Project.

Neighborhood outreach by the applicant's consultant team will continue throughout the site plan amendment and design review process to educate neighbors about the Project and to solicit continual input.

G. Notification Dates

- A. September 29, 2025: Initial project and first neighborhood meeting notification were mailed to the parties identified.
- B. November 21, 2025: Design Review Board notification letters were mailed.
- C. April 23, 2026: Planning & Zoning Board public hearing notification letters were mailed.
- D. April 23, 2026: Planning & Zoning Board public hearing signs were installed at the Property as per City requirements.

Attachments:

Exhibit 1: Citizen Participation Plan

Exhibit 2: Neighborhood Meeting Notification Letter Affidavit

Exhibit 3: Design Review Board Notification Letter Affidavit

Exhibit 4: Planning & Zoning Board Notification Letter Affidavit

Exhibit 5: Site Posting Affidavit

SNELL & WILMER

Zoning Group

Nick Wood, Esq
Attorney

Mike Maerowitz, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Ryan McCann, AICP
Urban Planner

Maggie Dellow, AICP
Urban Planner

Ray Banker
Urban Planner

Simran Shah
Assistant Planner

Sarah Schiele, AICP
Planner Technician

Exhibit 1: Citizen Participation Plan

Citizen Participation Plan

NTT Data Center

Northeast corner of Pecos Road and Crismon Road

August 4, 2025

Revised September 23, 2025

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, and businesses in the vicinity of the proposed application for the Mesa PH 10 Campus site located at 10010 East Pecos Road in Mesa, Arizona, otherwise known as Maricopa County Assessor's Office ("MCA") Parcel Number ("APN") 313-25-962. NTT Global Data Centers PH10, LLC ("NTT") is proposing a site plan modification to the existing approved development. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Asif Kazimi
Burns & McDonnell
1850 N Central Ave #800
Phoenix, Arizona 85004
(602) 291-6262
email: sakazimi@burnsmcd.com

Pre-Submittal Conference: The Pre-submittal Conference with City of Mesa Development Services staff was held on August 5, 2025. Staff reviewed the application and recommended that adjacent residents and nearby registered neighborhoods be contacted. Because this is not a residential project, the Mesa Public School District will not be required to be notified.

Action Plan: In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have.

1. A contact list will be developed with the City of Mesa's input for citizens and agencies in this area including:
 - a. All registered neighborhood associations within one mile of the project.
 - i. City has indicated no registered neighborhood associations within one mile of the project
 - b. Homeowners Associations within one half mile of the project.
 - i. City has indicated no Homeowners Associations within one half mile of the project
 - c. Interested neighbors - focused on 1,000 feet from site but may include more.
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan, and invitation to a virtual neighborhood meeting to be held via Zoom.

- a. The first meeting will be an introduction to the project, and opportunity to ask questions and state concerns. A sign-in list will be used and comment forms provided. Copies of the attendee list and any comments will be given to the City of Mesa Planner assigned to this project. Should there be significant attendance or concerns by the community, and 2nd neighborhood meeting will be held.
 - b. If necessary, the second meeting will be held (in-person) and held approximately three weeks later and will include responses to questions and concerns from the first meeting. A sign-in list and comment cards will be copied to the City of Mesa Planner.
3. Presentations will be made to groups of citizens or neighborhood associations upon request.

[All materials such as sign-in lists, comments, and petitions received shall be uploaded to the record for the case.]

Schedule:

Pre-Submittal Conference - August 5, 2025

Application Submittal – August 4, 2025

2nd Application Submittal – September 8, 2025

First neighborhood meeting – October 15, 2025

[If Necessary] Second neighborhood meeting – November 5, 2025

Planning and Zoning Board Hearing – December 10, 2025

SNELL & WILMER

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Attorney

Mike Maerowitz, Esq
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Sr. Urban Planner

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Maggie Dellow, AICP
Urban Planner

Ray Banker
Urban Planner

Simran Shah
Assistant Planner

Sarah Schiele, AICP
Planner Technician

Exhibit 2: Neighborhood Meeting
Affidavit

SNELL & WILMER

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Urban Planner

Maggie Dellow, AICP
Urban Planner

Simran Shah
Assistant Planner

Sarah Schiele
Planner Technician

NTT PH10 Affidavit of Notification



City of Mesa Planning Division

AFFIDAVIT OF NOTIFICATION LETTER MAILINGS

To be submitted to the Planning Division by September 30, 2025.

Date: September 29, 2025

I, Michael Maerowitz, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have mailed neighborhood meeting notification letters regarding Case(s) ZON25-00626 & DRB25-00623 on the 29th day of September, 2025.

These notifications were mailed to all property owners within the required radius of the subject site, as specified by City of Mesa Planning Division regulations.

Applicant's/Representative's signature: Michael Maerowitz

SUBSCRIBED AND SWORN before me this 29th day of September, 2025.

Shelley R. Jackson
Notary Public

Case Number: ZON25-00626 & DRB25-00623
Project Name: NTT Ph19



SNELL & WILMER

Zoning Group

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Simran Shah
Assistant Planner

Sarah Schiele
Planner Technician

NTT PH10
Written Notice

September 29, 2025

Re: Neighborhood Meeting for the Property Located at the Northeast Corner of Pecos Road and Crismon Road

Dear Property Owner or Neighborhood Organization Representative,

The purpose of this letter is to inform you that NTT Global Data Centers PH10 LLC (“NTT”) has filed a major site plan review amendment and design review applications (Case Nos. ZON25-00626 & DRB25-00623) with the City of Mesa for an approximately 178-acre site located at the northeast corner of Pecos Road and Crismon Road as shown on Exhibit A (the “Property”). The request is for (i) site plan review (major amendment) and (ii) design review required to facilitate NTT’s proposed data center campus.

The Property, which is currently undeveloped, was previously approved for a data center development in 2024 (under Zoning Case ZON24-00190). NTT, which has now acquired the Property, has filed the above-referenced applications to modify the development and design plans that were previously approved for the prior data center development for the Property. More specifically, NTT is proposing a modified data center campus on the Property with seven (7) buildings providing a total of approximately 2.2 million square feet of combined office and data hall space (the “Project”). The previously approved site plan was approved for a data center campus with nine (9) total buildings (7 data center buildings, 1 office building, and 1 warehouse building).

Vehicular entrance to the Project will be located on the south side of the Site from Pecos Road (a major arterial roadway). The Project has been thoughtfully designed to provide an appealing streetscape with significant building setbacks and front-facing building elevations that face Crismon Road, Pecos Road and State Route 24. In addition, as shown by the renderings enclosed with this letter, the Project’s buildings will include a variety of high-quality materials and colors to enhance the visual character of the development.

Our applications are currently in review with the City of Mesa’s Planning Department staff. During this initial review period, we would like to invite you to a neighborhood meeting to meet the development team and discuss the Project. We have scheduled an initial neighborhood meeting as follows:

Neighborhood Meeting

Date: Wednesday, October 15, 2025

Time: 6:00 p.m.

Location: Meeting will be held virtually.

Meeting ID: **977 0525 1262**
Passcode: **197584**
Meeting Link:
https://swlaw.zoom.us/webinar/register/WN_dKHB3T39ScK_6z7_5SaqEw

If you would like a clickable link to join the meeting, please email rmccann@swlaw.com and a clickable link will be provided.

The City of Mesa Planner assigned to this case is Josh Grandlienard. Mr. Grandlienard can answer your questions regarding the City's review and hearing processes as well as the staff position once their staff report is complete. You may contact Mr. Grandlienard at (480) 644-4691 or via e-mail Joshua.Grandlienard@mesaaz.gov.

You may also make your opinions known on this case by writing to the City of Mesa Development Services Planning Department, 55 N. Center Street, Mesa, AZ 85201 referencing the case number. Your letter will be made part of the case file.

Please feel free to contact me or Noel Griemsmann, Senior Urban Planner, at (602) 382-6824 or via e-mail to ngriemsmann@swlaw.com should you have any questions regarding this proposal, wish to express your thoughts, and/or request reasonable assistance with respect to this notice.

Again, I would be happy to answer any questions or discuss any comments that you may have regarding this proposal. Thank you for your attention to this letter.

Sincerely,

Snell & Wilmer

Michael Maerowitz

Michael T. Maerowitz

Exhibit A
Site Aerial



Exhibit B
Conceptual Site/Landscape Plan



Exhibit C
Conceptual Project Renderings



SNELL & WILMER

Zoning Group

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Attorney

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Sr. Urban Planner

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Urban Planner

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Simran Shah
Assistant Planner

Sarah Schiele
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NTT PH10
Mailing List

VICE MAYOR 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: NANA APPIAH, PO BOX 1466
MESA, AZ 85211-1466

CITY OF MESA DEVELOPMENT SERVICES
DEPARTMENT
ATTN: JOSH GRANDLIENARD,
PO BOX 1466
MESA, AZ 85211-1466

CITY OF MESA
ATTN: MARC HERSHBERG, 20 E MAIN ST
STE 750
MESA, AZ 85211-1466

ABEL CODY JAMES/SYDNEY MARY
10204 E URSULA AVE,
MESA, AZ 85212

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

ALFORD NOAH
10140 E URSULA AVE,
MESA, AZ 85212

ALMANASRAH WALEED KHALED
WALID/SALEH SEREEN SUNDUS
10146 E URSULA AVE,
MESA, AZ 85212

AMAZON DATA SERVICES INC
PO BOX 80416, ATTN: PROP TAX TEAM
SEATTLE, WA 98108

AMBROSIA TYLER/BRITTANY
10149 E URSULA AVE,
MESA, AZ 85212

ANDREWS NIKHIL/CAITLIN ANN
6233 S WESLEY,
MESA, AZ 85212

ARIZONA STATE LAND DEPARTMENT
1616 W ADAMS ST,
PHOENIX, AZ 85003

AUSTIN OLIVIA ELISE/MARC HOWARD
10214 E URSULA AVE,
MESA, AZ 85212

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

AVALON CROSSING COMMUNITY
ASSOCIATION
1600 W BROADWAY RD 200,
TEMPE, AZ 85282

BOYD JUSTIN MCALISTER/ROSE ANDREA
MAE
6251 S WESLEY,
MESA, AZ 85212

BREKKAS RYLEY CRAIG/BROWN
PHOEBE ONDINE
10164 E URSULA AVE,
MESA, AZ 85212

BRICKOUS LONDYN/PAGAN GUAYMARI
AYALA
6257 S WESLEY,
MESA, AZ 85212

BROWN CALEB TIMOTHY
10241 E URSULA AVE,
MESA, AZ 85212

CAMP JORDAN K/DANIELLE E
6249 S WESLEY,
MESA, AZ 85212

CHINTAKUNTA MANIKANTA
10161 E URSULA AVE,
MESA, AZ 85212

CHRISTENSEN LANDON
BROWNING/APPLEBEE KYRSTEN LEE
6235 S WESLEY,
MESA, AZ 85212

CRUISE HUNTER LEIGH/SKYLAR ANN
10141 E URSULA AVE,
MESA, AZ 85212

CUBES AT MESA GATEWAY BUILDING A
LLC
8640 EVANS AVE,
BERKELEY, MO 63134

CUBES AT MESA GATEWAY BUILDING B
LLC
8640 EVANS AVE,
BERKELEY, MO 63134

FABROS MARK ALAN
6248 S WESLEY,
MESA, AZ 85212

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10165 E URSULA AVE,
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FRANCOIS OCTALINA
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GARCIA-ROJAS OMAR
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MESA, AZ 85212

GASTELUM CAROLINA
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MESA, AZ 85212

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GILBERT, AZ 85297

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MESA, AZ 85212

HOWARD MELISSA ANN
10216 E URSULA AVE,
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HYATT COLLIN MICHAEL/HOLT SYDNEY
CHRISTINE
6250 S WESLEY,
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KELLY FAMILY REVOCABLE TRUST
11585 CRESTRIDGE DR,
LOS ALTOS HILLS, CA 94024

KEMP TYLER KIMBALL/MCKENZIE LEE
6247 S WESLEY,
MESA, AZ 85212

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

KOMATSU AMERICA CORP
1486 S DISTRIBUTION DR,
SALT LAKE CITY, UT 84104

LENNAR ARIZONA LLC
1665 W ALAMEDA DR STE 130,
TEMPE, AZ 85282

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MESA, AZ 85212

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MCINTYRE NATHANIEL
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MESA, AZ 85212

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DENIECE
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MUELLER CHRISTOPHER J
10240 E URSULA AVE,
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MUKUNDAN VIVEK
10155 E URSULA AVE,
MESA, AZ 85212

MUNDHADA PRANAV ANUP
10207 E URSULA AVE,
MESA, AZ 85212

NASH ROBERT DAVIS/SMART AFTON
10147 E URSULA AVE,
MESA, AZ 85212

NEVAREZ ROMMEL E QUINTERO/GUIZA
MARIA LUISA F MURILLO
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MESA, AZ 85212

NTT GLOBAL DATA CENTERS PH10 LLC
1625 W NATIONAL DR,
SACRAMENTO, CA 95834

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

OSKARSSON MOSS YATES/MCGUIRE
BRENNIA JEANETTE
10265 E URSULA AVE,
MESA, AZ 85212

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

PHAN TU A
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MESA, AZ 85212

RICHMOND AMERICAN HOMES OF
ARIZONA INC
16427 N SCOTTSDALE RD STE 145,
SCOTTSDALE, AZ 85254

RIVAS RAYMUNDO EMMANUEL
PAYAN/BUSANI APRIL GUADALUPE
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MESA, AZ 85212

ROBERTSON KARYN
10153 E URSULA AVE,
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SAIA MOTOR FREIGHT LINE LLC
11465 JOHNS CREEK PKWY STE 400,
JOHNS CREEK, GA 30097

SALAK JILLIAN ANN/MASSEY NICHOLAS
JOHN
10154 E URSULA AVE,
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SALEH NADINE AMANDA
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MESA, AZ 85212

SHEA HOMES 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

SHORT TODD MICHAEL/PAMELA LYNN
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MESA, AZ 85212

SLATE NON-NC NON -WA PROPERTY
OWNER LLC
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TEMPE, AZ 85282

SLATE NON-NC/NON-WA PROPERTY
OWNER LLC
1665 W ALAMEDA DR STE 130, # 130
TEMPE, AZ 85282

SMITH TAYLOR FRENCH/MARIE AZURE
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MESA, AZ 85212

SPYCHALLA THEODORE KENNETH
10103 E ULYSSES AVE,
MESA, AZ 85212

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

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TAYLOR EDGAR
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MESA, AZ 85212

TB MESA I LLC
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FORT WASHINGTON, PA 19034

TOMLIN CALLUM
6239 S WESLEY,
MESA, AZ 85212

TORNERO IVAN SALVADOR GIL/GIL
ANGEL/SALVADOR/VEGA ROSALINDA
TORNERO
10163 E URSULA AVE,
MESA, AZ 85212

TTAT LIVING TRUST
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MESA, AZ 85212

VILLEGAS STEVEN BRANDON
6259 S WESLEY,
MESA, AZ 85212

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RACHELE
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Ray Banker
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Simran Shah
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Exhibit 3: DRB Notification Affidavit

SNELL & WILMER

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Simran Shah
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Sarah Schiele
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NTT PH10 Affidavit of Notification



City of Mesa Planning Division

AFFIDAVIT OF NOTIFICATION LETTER MAILINGS (DESIGN REVIEW BOARD HEARING)

To be submitted to the Planning Division by November 24, 2025.

Date: November 21, 2025

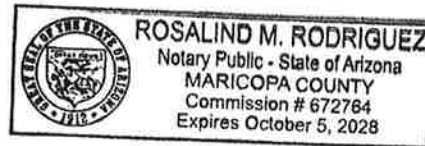
I, Ryan McCann, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have mailed notification letters regarding Case ZON25-00626 & DRB25-00623 on the 21st day of November, 2025.

These notifications were mailed to all property owners within the required radius of the subject site, as specified by City of Mesa Planning Division regulations.

Applicant's/Representative's signature: [Signature] For M. Maerowitz

SUBSCRIBED AND SWORN before me this 21st day of November, 2025.

[Signature] Notary Public



Case Number: ZON25-00626 & DRB25-00623
Project Name: NTT Mesa Ph10

SNELL & WILMER

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Urban Planner

Maggie Dellow, AICP
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Simran Shah
Assistant Planner

Sarah Schiele
Planner Technician

NTT PH10
Written Notice



Michael T. Maerowitz
Partner
O 602.382.6494 | F 602.382.6070
mmaerowitz@swlaw.com

November 21, 2025

Re: Design Review Board Hearing for the Property Located at the Northeast Corner of Pecos Road and Crismon Road

Dear Property Owner or Neighborhood Organization Representative,

The purpose of this letter is to inform you that NTT Global Data Centers PH10 LLC (“NTT”) has filed a major site plan review amendment and design review applications (Case Nos. ZON25-00626 & DRB25-00623) with the City of Mesa for an approximately 178-acre site located at the northeast corner of Pecos Road and Crismon Road as shown on Exhibit A (the “Property”). The request is for (i) site plan review (major amendment) and (ii) design review required to facilitate NTT’s proposed data center campus.

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. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at (602)382-6494 or e-mail me at mmaerowitz@swlaw.com.

The Property, which is currently undeveloped, was previously approved for a data center development in 2024 (under Zoning Case ZON24-00190). NTT, which has now acquired the Property, has filed the above-referenced applications to modify the development and design plans that were previously approved for the prior data center development for the Property. More specifically, NTT is proposing a modified data center campus on the Property with seven (7) buildings providing a total of approximately 2.2 million square feet of combined office and data hall space (the “Project”). The previously approved site plan was approved for a data center campus with nine (9) total buildings (7 data center buildings, 1 office building, and 1 warehouse building).

Vehicular entrance to the Project will be located on the south side of the Site from Pecos Road (a major arterial roadway). The Project has been thoughtfully designed to provide an appealing streetscape with significant building setbacks and front-facing building elevations that face Crismon Road, Pecos Road and State Route 24. In addition, as shown by the renderings enclosed with this letter, the Project’s buildings will include a variety of high-quality materials and colors to enhance the visual character of the development.

This application will be scheduled for consideration by the Mesa Design Review Board at their meeting held on **Tuesday, December 9, 2025** in the **City Council Chambers** located at **20 East Main Street, Mesa, AZ, 85201**. The meeting will begin at 4:30 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal. Note, a meeting before the

Mesa Planning & Zoning Board has not been scheduled. You will receive subsequent notification once that meeting is scheduled.

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/84758854558>, or listened to by calling **888-788-0099** or **877-853-5247 (toll free)** using meeting ID **847 5885 4558** 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/Design-Review-Board> 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 **847 5885 4558** 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 of Mesa Planner assigned to this case is Josh Grandlienard. Mr. Grandlienard can answer your questions regarding the City's review and hearing processes as well as the staff position once their staff report is complete. You may contact Mr. Grandlienard at (480) 644-4691 or via e-mail Joshua.Grandlienard@mesaaz.gov.

You may also make your opinions known on this case by writing to the City of Mesa Development Services Planning Department, 55 N. Center Street, Mesa, AZ 85201 referencing the case number. Your letter will be made part of the case file.

Please feel free to contact me or Noel Griemsmann, Senior Urban Planner, at (602) 382-6824 or via e-mail to ngriemsmann@swlaw.com should you have any questions regarding this proposal, wish to express your thoughts, and/or request reasonable assistance with respect to this notice.

Again, I would be happy to answer any questions or discuss any comments that you may have regarding this proposal. Thank you for your attention to this letter.

Sincerely,

Snell & Wilmer

Michael Maerowitz
Michael T. Maerowitz



Exhibit A
Site Aerial



Exhibit B Conceptual Site/Landscape Plan



Exhibit C
Conceptual Project Renderings



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NTT PH10
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SCOTTSDALE, AZ 85258

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MESA, AZ 85212

SLATE NON-NC NON -WA PROPERTY
OWNER LLC
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TEMPE, AZ 85282

SLATE NON-NC/NON-WA PROPERTY
OWNER LLC
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TEMPE, AZ 85282

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ANGEL/SALVADOR/VEGA ROSALINDA
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TTAT LIVING TRUST
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Urban Planner

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Exhibit 4: P&Z Notification Affidavit

SNELL & WILMER

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NTT PH10 Affidavit of Notification

City of Mesa Planning Division

AFFIDAVIT OF NOTIFICATION LETTER MAILINGS

To be submitted to the Planning Division by **April 28, 2026**.

Date: April 23, 2026

I, Sarah Schiele, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have mailed notification letters regarding Case **ZON25-00626** on the 23rd day of April, 2026.

These notifications were mailed to all property owners within the required radius of the subject site, as specified by City of Mesa Planning Division regulations.

Applicant's/Representative's signature: _____



SUBSCRIBED AND SWORN before me this 23rd day of April, 2026.



Notary Public

Case Number: **ZON25-00626**

Project Name: NTT Mesa PH10



SNELL & WILMER

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NTT PH10
Written Notice

April 23, 2026

Re: Planning & Zoning Board Hearing for the Property Located at the Northeast Corner of Pecos Road and Crismon Road

Dear Property Owner or Neighborhood Organization Representative,

The purpose of this letter is to inform you that NTT Global Data Centers PH10 LLC (“NTT”) has filed applications (Case No. ZON25-00626) with the City of Mesa for an approximately 178-acre site located at the northeast corner of Pecos Road and Crismon Road as shown on Exhibit A (the “Property”). The applications request the following in order to accommodate NTT’s proposed data center campus on the Property:

- Rezone from Light Industrial with a Planned Area Development Overlay (LI-PAD) to Light Industrial with a new Planned Area Development Overlay (LI-PAD) (PAD Amendment to modify parking standards)
- Council Use Permit (CUP) to allow for a utility, major (substation)
- Major Site Plan Modification to allow for the development of the Project (7 buildings)

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. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at (602)382-6494 or e-mail me at mmaerowitz@swlaw.com.

The Property, which is currently undeveloped, was previously approved for a data center development in 2024 (under Zoning Case ZON24-00190). NTT, which has now acquired the Property, has filed the above-referenced applications to modify the development and design plans that were previously approved for the prior data center development for the Property and substation. More specifically, NTT is proposing a modified data center campus on the Property with seven (7) buildings providing a total of approximately 2.2 million square feet of combined office and data hall space (the “Project”). The previously approved site plan was approved for a data center campus with nine (9) total buildings (7 data center buildings, 1 office building, and 1 warehouse building).

Vehicular entrance to the Project will be located on the south side of the Site from Pecos Road (a major arterial roadway). The Project has been thoughtfully designed to provide an appealing streetscape with significant building setbacks and front-facing building elevations that face Crismon Road, Pecos Road and State Route 24. In addition, as shown by the renderings enclosed with this letter, the Project’s buildings will include a variety of high-quality materials and colors to enhance the visual character of the development.

This application will be scheduled for consideration by the Mesa Planning & Zoning Board at their meeting held on **Wednesday, May 13, 2026** in the **Mesa City Hall** located at **20 East Main Street, Mesa, AZ, 85201**. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

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 of Mesa Planner assigned to this case is Josh Grandlienard. Mr. Grandlienard can answer your questions regarding the City's review and hearing processes as well as the staff position once their staff report is complete. You may contact Mr. Grandlienard at (480) 644-4691 or via e-mail Joshua.Grandlienard@mesaaz.gov.

You may also make your opinions known on this case by writing to the City of Mesa Development Services Planning Department, 55 N. Center Street, Mesa, AZ 85201 referencing the case number. Your letter will be made part of the case file.

Please feel free to contact me or Noel Griemsmann, Senior Urban Planner, at (602) 382-6824 or via e-mail to ngriemsmann@swlaw.com should you have any questions regarding this proposal, wish to express your thoughts, and/or request reasonable assistance with respect to this notice.

Again, I would be happy to answer any questions or discuss any comments that you may have regarding this proposal. Thank you for your attention to this letter.

Sincerely,

Snell & Wilmer

Michael Maerowitz
Michael T. Maerowitz



Exhibit A
Site Aerial



Exhibit B Conceptual Site/Landscape Plan



Pecos Road

Exhibit C
Conceptual Project Renderings



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6256 S WESLEY,
MESA, AZ 85212

MEDINA GABRIEL LEO CESEAR
10208 E URSULA AVE,
MESA, AZ 85212

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

MICKELSON ERIC A/CHELSEY B
10222 E URSULA AVE,
MESA, AZ 85212

MONTGOMERY NANCY C
10156 E URSULA AVE,
MESA, AZ 85212

MORENO ROBERTO DAVID/KELLI
DENIECE
10148 E URSULA AVE,
MESA, AZ 85212

MUELLER CHRISTOPHER J
10240 E URSULA AVE,
MESA, AZ 85212

MUKUNDAN VIVEK
10155 E URSULA AVE,
MESA, AZ 85212

MUNDHADA PRANAV ANUP
10207 E URSULA AVE,
MESA, AZ 85212

NASH ROBERT DAVIS/SMART AFTON
10147 E URSULA AVE,
MESA, AZ 85212

NEVAREZ ROMMEL E QUINTERO/GUIZA
MARIA LUISA F MURILLO
6243 S WESLEY,
MESA, AZ 85212

NTT GLOBAL DATA CENTERS PH10 LLC
1625 W NATIONAL DR,
SACRAMENTO, CA 95834

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

OSKARSSON MOSS YATES/MCGUIRE
BRENNIA JEANETTE
10265 E URSULA AVE,
MESA, AZ 85212

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

PHAN TU A
1556 E JUDE LN,
GILBERT, AZ 85298

RENELLO ANTHONY MICHAEL
10215 E URSULA AVE,
MESA, AZ 85212

RICHMOND AMERICAN HOMES OF
ARIZONA INC
16427 N SCOTTSDALE RD STE 145,
SCOTTSDALE, AZ 85254

RIVAS RAYMUNDO EMMANUEL
PAYAN/BUSANI APRIL GUADALUPE
6255 S WESLEY,
MESA, AZ 85212

ROBERTSON KARYN
10153 E URSULA AVE,
MESA, AZ 85212

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

SALAK JILLIAN ANN/MASSEY NICHOLAS
JOHN
10154 E URSULA AVE,
MESA, AZ 85212

SALEH NADINE AMANDA
10138 E URSULA AVE,
MESA, AZ 85212

SHEA HOMES 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

SHORT TODD MICHAEL/PAMELA LYNN
6241 S WESLEY,
MESA, AZ 85212

SLATE NON-NC NON -WA PROPERTY
OWNER LLC
1665 W ALAMEDA DR STE 130,
TEMPE, AZ 85282

SLATE NON-NC/NON-WA PROPERTY
OWNER LLC
1665 W ALAMEDA DR STE 130, # 130
TEMPE, AZ 85282

SMITH TAYLOR FRENCH/MARIE AZURE
10105 E ULYSSES AVE,
MESA, AZ 85212

SPYCHALLA THEODORE KENNETH
10103 E ULYSSES AVE,
MESA, AZ 85212

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

TARDIVE GABRIEL/ALEXANDRIA L
10213 E URSULA AVE,
MESA, AZ 85212

TAYLOR EDGAR
10145 E URSULA AVE,
MESA, AZ 85212

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

TOMLIN CALLUM
6239 S WESLEY,
MESA, AZ 85212

TORNERO IVAN SALVADOR GIL/GIL
ANGEL/SALVADOR/VEGA ROSALINDA
TORNERO
10163 E URSULA AVE,
MESA, AZ 85212

TTAT LIVING TRUST
10152 E URSULA AVE,
MESA, AZ 85212

VILLEGAS STEVEN BRANDON
6259 S WESLEY,
MESA, AZ 85212

VOLL JOSEPH R/MORALES RAINA
RACHELE
10107 E ULYSSES AVE,
MESA, AZ 85212

WAHAB AHMED ANU/SIJUOLA
10128 E URSULA AVE,
MESA, AZ 85212

WILSON JUSTIN RYAN/ALLISON
MEREDITH/KAREN VERNA
10212 E URSULA AVE,
MESA, AZ 85212

WOODRUFF RICHARD P/HOLLY MARIE
10217 E URSULA AVE,
MESA, AZ 85212

WOOLF KAMRYN NANETTE/KYRON
ANDERSON RANDLE
10209 E URSULA AVE,
MESA, AZ 85258

SNELL & WILMER

Zoning Group

Nick Wood, Esq
Attorney

Mike Maerowitz, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Ryan McCann, AICP
Urban Planner

Maggie Dellow, AICP
Urban Planner

Ray Banker
Urban Planner

Simran Shah
Assistant Planner

Sarah Schiele, AICP
Planner Technician

Exhibit 5: Site Posting Affidavit

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

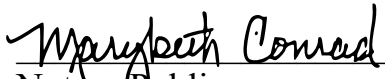
Date: 04/23/26

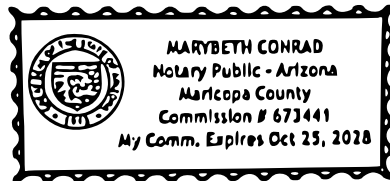
I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # ZON25-00626, on NEC Crismon & Pecos. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that 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 04/23/26


Notary Public



CITY OF MESA
PUBLIC NOTICE

ZONING HEARING

PLANNING & ZONING BOARD
20 EAST MAIN STREET, MESA, ARIZONA

TIME: 4:00 PM DATE: May 13, 2026

CASE NO: ZON25-00626

Request: Rezone from Light Industrial with a Planned Area Development Overlay (LI-PAD) to Light Industrial with a new Planned Area Development Overlay (LI-PAD) (PAD Amendment), Council Use Permit and Major Site Plan Modification. This request will allow for an approximately 2,257,581± square foot Data Center development.

Applicant: Snell & Wilmer, LLP (Michael Maerowitz)

Phone: (602) 382-6494

Planning Division (480) 644-2385

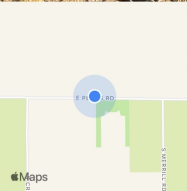
Posting date: 4/23/26

Apr 23, 2026 at 8:32:39 AM

+33 292176 -111 613493

10350-10356 E Pecos Rd

Mesa AZ 85212



CITY OF MESA
PUBLIC NOTICE

ZONING HEARING

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Applicant: Snell & Wilmer, LLP (Michael Maerowitz)

Phone: (602) 382-6494

Planning Division (480) 644-2385

Posting date: 4/23/26

Apr 23, 2026 at 8:14:48 AM
+33.300022,-111.613448

SR-24 E

Mesa AZ 85212

