



COCHISE COUNTY
Arizona

Development Services

520-432-9300
 developmentsservices@cochise.az.gov
 www.cochise.az.gov
 1415 Melody Ln, Bdg F
 Bisbee, Arizona 85603

Special Use Application

Special Uses are activities or uses that, because of their unique characteristics, potentially could generate greater impacts than uses permitted in a zoning district. Due to these greater impacts, special uses are not granted administratively. Rather, they must be reviewed and approved by the Planning and Zoning Commission at a public hearing.

Applicant Info	
Name:	LMM Data Center LLC c/o Louis & Maria Mouza
Address:	944 E Vuelta Suave, Tucson AZ 85706
Phone:	
Email:	
Describe your relationship to this application (select one):	
<input checked="" type="checkbox"/>	Property owner (skip next question)
<input type="checkbox"/>	Authorized agent
By typing their name below, the undersigned, registered property owner of the property subject to this application, hereby grants the authorized agent noted above to act on their behalf and take all actions necessary for the processing, issuance and acceptance of this permit or application.	
Signature:	Date:
Property Info	
Property Owner Name(s):	Louis & Maria Mouza
Parcel Number (APN):	305-43-051F
Property Size (in acreage or square feet):	40 acres
Property Zoning Designation:	

Processing Fees

\$500 + (\$20/acre, (\$2,000 acreage fee max)) Applicants may pay online with a credit card or mail a check to the Development Services Department at 1415 W Melody Ln, Building F, Bisbee, AZ 85603, payable to the Cochise County Treasurer.

Required Submittals

- This application
- A concept plan
- A copy of the neighborhood notification letter and any information provided to the public
- A non-refundable processing fee

Project Info

Identify the utility company/service provider for each of the following services and state if additional provisions or future connections are required in the space below.

Service	Utility Company/Service Provider
Water/Well	Well
Sewer/Septic*	Septic Tank
Electricity	Sulphur Springs Valley Electric Cooperative (SSVEC)
Fire Protection	N/A
Waste Disposal	

* If the property is, or will be, served by a septic system, indicate the location of the septic system and the 100% expansion area on the site plan. State whether the system is existing or proposed.


Is this request consistent with all deed restrictions or private covenants in effect for this property? If applicable, please include a copy of these restrictions/covenants with this application.

- Yes
 No
 N/A, no deed restrictions

Supplemental Questions

1. Please state the reason for this request and why it should be supported.

The purpose of this Special Use request is to allow development of a solar energy system on a 40-acre parcel in Willcox, Arizona. The project will include a solar farm designed to generate clean, renewable energy, along with a data center powered entirely by this solar system. The site layout has been designed to be environmentally responsible, maintaining natural vegetation wherever possible and allowing for compatible agricultural use between and around the solar panel arrays. This approach supports local biodiversity, reduces dust, and helps preserve the rural character of the area while advancing sustainable energy production for the community.

In addition, the plan accommodates a natural wash that crosses the property. All proposed 

2. Describe all **existing** structures/uses present on the subject property. Note: Show the location and size of existing structures on the accompanying site plan.


No existing structures/uses present on the subject property.

3. Describe all **proposed** structures/uses that will be placed on the property. Note: Show the location and size of proposed structures on the accompanying site plan.

See site plan.

4. What materials will be used to construct the new building(s)? (Note, for an existing building(s), please also list the construction type(s), i.e., factory-built building, wood, block, metal).

Materials used for new buildings:

Data Center: Prefabricated steel/metal frame building with insulated wall panels; concrete foundation; roof insulated per energy code. 

5. Will the project be constructed/completed within one year or phased?



One year



Phased

Supplemental Questions Continued

5.a. If this is a phased project, describe the phases here and physically depict them on the site plan.

Phase 1: Site preparation, perimeter fencing, fire access loop, installation of initial PV blocks, inverters, transformer, and Data Center.

Phase 2: Installation of remaining PV blocks and O&M Warehouse.

Phase 3 (as needed): Expansion of data center capacity, interconnection improvements, +

6. Describe all intermediate and final products/services that will be produced/offered/sold, if applicable.

Primary Output: Renewable solar electricity delivered to the data center and grid interconnection.

Services: Secure and sustainable data hosting services powered 100% by on-site renewable energy. +

7. What are the days of the week and hours of operation (if applicable)?

Data Center: 24 hours/day, 7 days/week (unmanned most of the time, monitored remotely).

O&M Yard/Warehouse: Monday–Friday, 8:00 am – 5:00 pm (maintenance staff only, as needed) +

8. What are the number of employees expected to work onsite?

Initially: 2–4 employees (maintenance and security) + Future: Up to 8–10 employees as data center +

9. Describe the permanent legal access to the property. State which streets or easement will be used by traffic to enter or exit the property. Specify whether the vehicular access is from a public road, private road, or easement, and label all legal access on the concept plan.

Access is from E Parker Ranch Road, a public road. A single gated driveway entrance is proposed on the south parcel boundary. Legal access is permanent and unrestricted.

10. What impact will this have on the traffic volume of roads that serve the subject property?

The project will have a minimal impact on area traffic. During normal operations the site is lightly staffed and visited only by occasional service vendors. We estimate ≤ 8 daily vehicle trips (about 4 in / 4 out) from passenger vehicles, with 0–2 truck trips per week for deliveries or maintenance. These volumes are well within the capacity of E Parker Ranch +

10.a. Number of passenger vehicles entering and leaving the site (per day/week)? Passenger vehicles +

10.b. Number of large trucks entering and leaving the site (per day/week)? Large trucks: 1–2 per +

Supplemental Questions Continued

10.c. At what time of day, day of week, and season (if applicable) will traffic be the heaviest?

During construction phase (temporary increase). Post-construction traffic is minimal and steady, mostly weekdays.

11. How many driveway cuts are proposed along streets or easements to allow site access? State whether this is an increase/decrease and whether any existing cuts will need relocation.

One new 24' gated driveway cut from E Parker Ranch Road. No additional or relocated cuts required.

12. What is your water source? If your property is served by a well, show the existing or proposed location of the well on the site plan. State whether the well is private or shared (if applicable).

Proposed private well to serve the Data Center, Warehouse, and septic system. Exact well location to be shown on final site plan.

13. Total gallons of water needed for the proposed use, either daily or annually: Daily use minimum

14. List any strategies you will use on site to minimize water use, recycle water, and/or enhance onsite natural recharge.

Low-flow fixtures in all facilities.

Xeriscape/native vegetation to minimize irrigation.

Groundwater recharge maintained by leaving natural wash undisturbed.

15. Describe your citizen review process. Specifically, state whether you received any responses to your mailed notice or public meeting. Explain how your special use application has incorporated the feedback you received. Upload a copy of the mailed notice to the portal.

In compliance with County requirements, mailed notices were sent to all property owners within the designated radius. Only two responses were received:

Response 1: One neighbor replied by email stating that she is interested in the project.

Response 2: Another neighbor called and left a voicemail. The applicant returned the call but was unable to reach them again, and no further response was received.

Supplemental Questions Continued

15.a. Date of mailing by applicant: August 9th, 2025

15.b. Mailing radius: As per Cochise County requirement.

16. Describe any outdoor activity associated with your special use proposal, if applicable.

Routine solar array inspection/maintenance.

Limited to employees only; no public outdoor events.

17. Will outdoor storage of equipment, materials or products be needed? If yes, show the location on the site plan. Describe any measures to be taken to screen this storage from neighboring properties.

Limited storage of maintenance equipment/materials in the O&M Yard, screened by fencing and setbacks. No unscreened outdoor storage.

18. Will any noise or vibrations be produced that can be heard or felt on neighboring properties on a regular basis? if yes; describe the level and duration of this noise. What measures are you proposing to prevent this noise from being heard on neighboring properties?

Inverters and transformers generate low operational hum, contained within site and below County noise limits.

No vibrations expected.

19. Will odors be created? If yes, what measures will be taken to prevent these odors from escaping onto neighboring properties?

None anticipated. Septic system designed and permitted per ADEQ/County standards to prevent odor issues.

Supplemental Questions Continued

20. Will any on-site activities attract pests, such as flies or mice? If yes, what measures will be taken to mitigate/discourage their presence?

No waste streams that attract pests.

Vegetation maintained and septic system properly managed to minimize pest presence.

21. Will additional dust be created on a regular basis? If yes, what measures will be taken to prevent this dust from escaping onto neighboring properties or roadways?

Dust will be generated only during construction.

Dust control measures: water trucks, soil stabilizer, phased clearing.

Post-construction: vegetation maintained between solar rows to prevent dust.

22. Do you anticipate the use of any hazardous or dangerous materials? If yes, please complete a "Hazardous or Polluting Materials Attachment" and attach it to this application.

Yes

No

23. Do you anticipate the need to clear more than one acre of vegetation? If so, describe the proposed dust and erosion control measures to be used and show their approximate location on site plan, if appropriate. Also, indicate if any drainage pattern alterations are proposed or necessary.

The site is primarily open desert land with very sparse to no existing vegetation. Therefore, no significant vegetation will be disturbed by the development. Because the natural wash crossing the property will remain undisturbed, existing drainage patterns will be preserved. Minimal grading will be limited to equipment pads, drive areas, and trenching for utilities. As a result, no substantial clearing or vegetation removal is anticipated and dust/erosion impacts will be minimal



Acknowledgments

By typing their name below, the applicant certifies that all information in this application, on the site plan, and within any supplemental documents is true and accurate. They understand that if any information is false, it may be grounds for revocation of this permit. In addition, they hereby request all inspections necessary to process this application, and if the permit is issued, they request all inspections necessary to monitor progress, and document completion, at all stages of the work related to this permit.

Applicant Signature: Louis & Maria Mouza

Date: 08.21.25

Acknowledgments Continued, Prop 207 Waiver

By typing their name below, the property owner acknowledges that the approval being sought by this application may cause a reduction in the existing rights to use, divide, sell or possess the private property that is the subject of this application. The property owner further acknowledges that it is the property owner who has requested the action sought by the filing of this application. Therefore, with full knowledge of all rights granted to the property owner pursuant to A.R.S. §12-1132 through 1138, the property owner does hereby waive any and all claims for diminution in value of the property with regard to any action taken by Cochise County as result of the filing of this application.

Signature (Property Owner): Louis & Maria Mouza

Date: 08.31.25

CONCEPT SITE PLAN — SPECIAL USE PERMIT

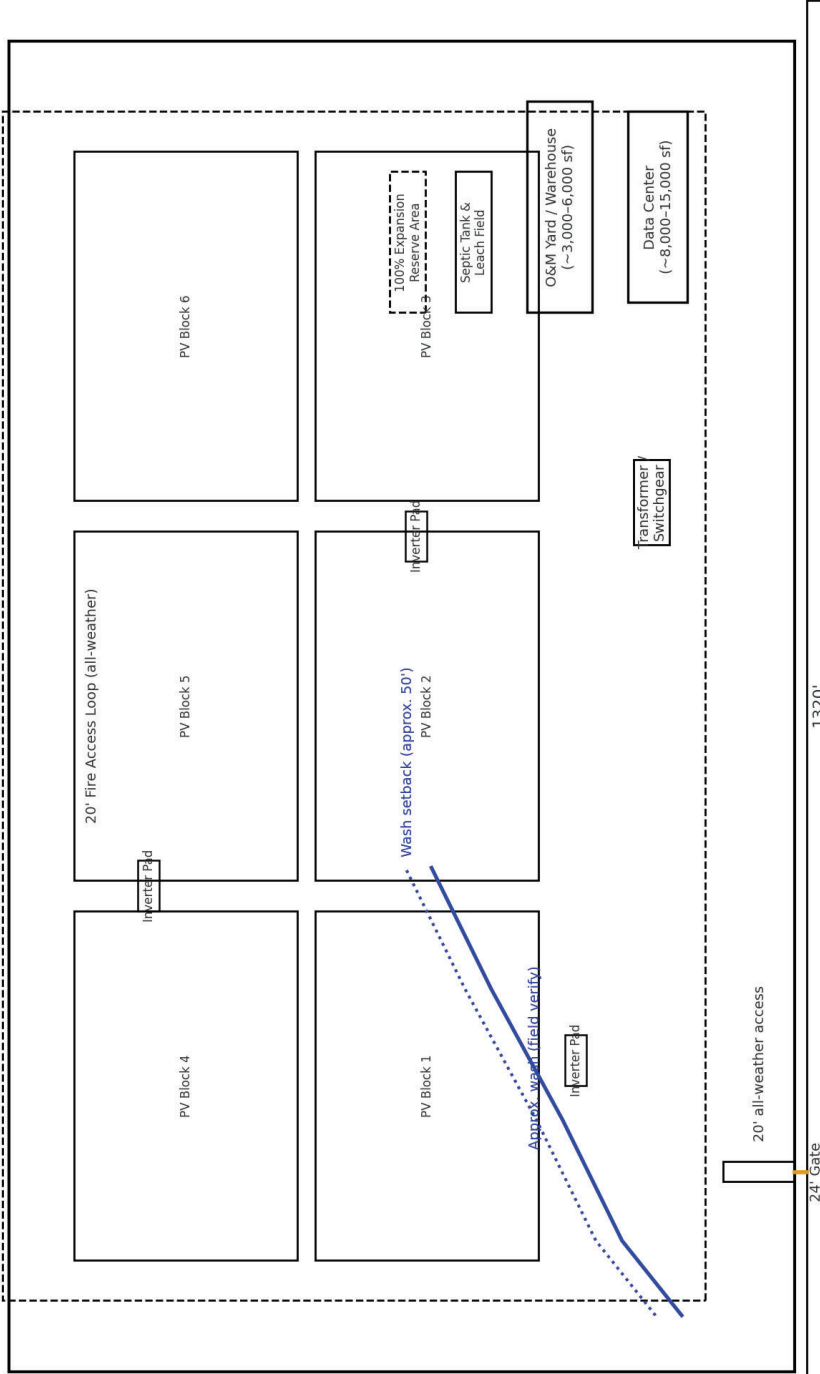
Project: 40-Acre Solar Farm + Data Center (Willcox, AZ)
 Owner/Applicant: LMM Data Center LLC
 Site Address: Parker Ranch Rd, Willcox, AZ 85643 (verify)
 APN: 305-43-051F
 Prepared: Aug 31, 2025
 Sheet: CL.0 (Not for Construction)

LEGEND / NOTES

- Property Boundary
- PV Block (6)
- Inverter Pad (3)
- Data Center (1)
- O&M Yard / Warehouse
- Main Transformer / Switchgear
- Fire Access Loop (20')
- Access Drive (20')
- Fence & Gates (7' chain-link)
- Septic Tank & Leach Field
- 100% Expansion Reserve Area
- Wash (solid blue)
- Wash Setback (dotted blue, ~50')

Compliance Notes

- Show septic & 100% expansion area on plan.
- Identify utility providers (SSVEC; others TBD).
- Lighting: Fully shielded per County Light Code.
- Clearing > 1 acre: County Clearing Permit; dust control.
- Stormwater: ADEQ CGP (NOI) & SWPPP if ≥ 1 acre.
- Drainage: Confirm pre-/post-flows; keep wash undisturbed.
- Fire: 20' all-weather access; turning radii per Fire Dept.
- Show legal access, easements, washes/drainageways.



E Parker Ranch Rd (verify)

0 200 ft
 Scale: 1" = 200' (conceptual)