Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: OCTOBER 16, 2025

TO: PLANNING AND ZONING COMMISSION

CASE NO(S): **PZ-PA-013-25 PROJECT MIDWAY**

CASE COORDINATOR(s): JUSTIN MULLIS, PLANNER

Executive Summary*: Selma & Midway LLC, owner/applicant, represented by Withey Morris Baugh LLC, agent, is requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 215± acres of land from Moderate Low Density Residential (MLDR, 1-3.5 du/ac) to Employment, for the location of a data center, industrial, office, and business park, situated on a portion of section 1, T07S, R04E, of the Gila and Salt River Base and Meridian (legal on file) tax parcel: 500-12-001B, located southwest of W Selma Hwy and S Midway Rd, in unincorporated area of Pinal County.*

<u>If this request is approved:</u>
If this major amendment to the Pinal County Comprehensive Plan is approved, the action will allow the applicant to begin the process of rezoning the ±215-acre property to develop the proposed data center campus.

CITIZENS ADVISORY COMMITTEE:
At the September 4th Citizens Advisory Committee meeting, the Committee voted 15-0 to recommend **approval** of Case PZ-PA-013-25 to the Planning & Zoning Commission. The Committee addressed the following issues in their deliberations of this project:

1. Proximity to Project Bella and its compatibility with surrounding land uses.
2. Initiating an archeology survey on the site.

LEGAL DESCRIPTION: Lots 1, 2, 13, 14 and the North Half of Lot 15 and the East 61.71 acres of Lots 3 and 12 of Section 1, Township 7 South, Range 4 East of the Gila and Salt River base and Meridian, Pinal County, Arizona; Except two tracts of land containing a total of 5.852 acres described as follows:
Tract 1 (Lot 15): Beginning at a point located in said Lot 15, said point bears North 52 degrees 03 minutes West, a Distance of 1075.4 feet from the Southeast corner of said Section 1.
Tract 2 (Lots 12 and 13): Beginning at a point on the South boundary of said Lot 13, said point bears North 57 degrees 03 minutes West, a distance of 2,432.6 feet from the Southeast corner of said Section 1.

TAX PARCEL: 500-12-001B

OWNER: SELMA & MIDWAY LLC

APPLICANT/AGENT: Alex Hayes - Withey Morris Baugh LLC

REQUESTED ACTION & PURPOSE **PZ-PA-013-25 – PUBLIC HEARING/ACTION:** Withey Morris Baugh LLC, applicant/agent, is requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 215± acres of land from Moderate Low Density Residential to Employment for a data center campus, with a flexible industrial category that can support additional complementary industrial uses. Situated on a portion of section 1, T07S, R04E, of the Gila and Salt River Base and Meridian (legal on file) tax parcel: 500-12-001B.

LOCATION: Southwest of W Selma Hwy and S Midway Rd, in an unincorporated area of Pinal County.

SIZE: 215± acres.

STAFF FINDINGS-

PUBLIC COMMENT:
To date staff has received one letter of opposition to this proposal. The letter is from a nearby resident and discusses concerns regarding water usage, light pollution, and a loss of rural character.

PUBLIC PARTICIPATION:

60 day review period:	6/9/2025 to 8/8/2025
Newspaper Publication:	08/14/2025, 9/25/2025
Broadcast sign posting:	08/13/25
Site Posting:	08/13/25, 9/23/2025
Property mail out:	08/20/25, 9/30/2025
Web posting:	08/01/25, 9/28/2025

AGENCY REVIEW COMMENTS:
As of time of publication, comments have been received from Arizona Game and Fish Department. These comments have been included in the packet, and discussed within the case analysis.

PLAN AMENDMENT DISCUSSION:

Request
The applicant is requesting a major amendment of the Pinal County Comprehensive Plan to amend the Land Use designation from Moderate Low Density Residential (1-3.5 du/ac) to Employment, which is a more compatible use at this location given the emerging land use pattern in this area. The Employment designation is being sought for a data center campus, with a flexible industrial category that can support additional complementary industrial uses.

The applicant also intends to submit a subsequent rezoning application, if the Comprehensive Plan Amendment is approved, to rezone the Property from GR to an industrial designation which will address permitted uses, and design and development guidelines.

Project Proposal
This request is for approval of a Major Comprehensive Plan Amendment for the approximately 215-acre± property located at the southwest corner of Selma Highway and Midway and otherwise commonly known as Pinal County Assessor's Parcel Numbers (APNs) 500-12-001B (the "Property"). The Property is located in a predominantly undeveloped, rural area in Pinal County and the existing surrounding land uses are generally low-intensity, with large undeveloped tracts and rural residential parcels. However, to the south, and along the I-8 corridor, there is an emerging industrial land use pattern that provides new opportunities for the site and beyond. Given the regional transportation provided by Interstate 8, the applicant envisions development of the property as a low intensity, premier data center campus that will activate the site with new, high-quality development.

In order to provide a framework for development of the Property as envisioned, this application request is to modify the existing comprehensive plan designation from Moderate Low Density Residential (1-3.5 du/ac) to Employment.

Location and Accessibility
The property is located at the southwestern corner of West Selma Highway and South Midway Road. Site circulation will be supported by two full-access driveways on Midway Road—Access A to the north and Access B, the primary entrance, to the south. The exact locations of these access points can be found in the attached traffic impact statement.

Site Data
The property is currently vacant, and is bound by the Selma Highway alignment and undeveloped desert land to the north, active agricultural land to the south, Midway Road to the east, and undeveloped desert land, sparse residential development and Greene Wash to the west. Directly adjacent to the south of this site is Project Bella which received approval to allow for a natural gas power generation facility in 2025. The site is also intersected diagonally by an El Paso Natural Gas Easement. The Project is in Section 1, Township 7 South, Range 4 East of the Gila and Salt River Meridian in Pinal County, Arizona.

Flood Zone
The project is located on undeveloped desert land. The property possesses generally flat topography, sloping from southeast to northwest at approximately 0.3%. It lies within Flood Zone X, of minimal floodplain hazard. The Greene Wash is located to the south and west of the Project but does not impact the Project. Aside from Greene Wash, there are no other significant drainage features or improvements currently in the Project vicinity.

Environmental study
The comments from the Arizona Game and Fish Department (AZGFD) reflect concerns regarding the potential impacts on local wildlife. While the site itself does not lie within any critical habitats or riparian areas, the development of a Data Center Campus and other industrial uses may still have indirect effects on nearby ecosystems

The AZGFD recommends that wildlife surveys are conducted to determine if noise-sensitive species, such as birds or mammals, occur within the project area. The AZGF comments also recommends consideration

of the local or regional needs of wildlife in regards to movement, connectivity, and access to habitat needs.

STAFF ANALYSIS:
Project Midway is to amend the Land Use Plan and re-designate 215± acres of land from Moderate Low Density Residential to Employment for a data center campus, with a flexible industrial category that can support additional complementary industrial uses. The proposal aligns with Pinal County's objectives of promoting economic development while ensuring land use compatibility with surrounding areas. This transition reflects a strategic shift towards accommodating modern infrastructure needs, such as a data centers. Additionally, the proposal aligns with growth trends of increasing employment and industrial uses along the I-8 corridor south and west of Casa Grande.

One consideration for this amendment is its impact on water usage and availability. Medium sized water cooled data centers can on average consume approximately 110 million gallons of water per year with large data centers consuming up to 5 million gallons per day according to a 2025 study from the Environmental and Energy Study Institute. The applicant has stated their intent to limit end users to those utilizing air cooling which would significantly reduce the water consumption compared to a water cooled facility. However, comprehensive plan amendments pertain only to land use designation and this intent would not be codified until the rezoning process.

Another consideration for this amendment is power usage. Data centers are large consumers of power and present a potential strain on the total power availability on the grid. The County has been developing additional sources of energy production, such as Project Bella directly adjacent to the south of this project site. However, this data center would represent a significant consumer of that electricity generated with the intent of supplying more power to the grid overall. The applicant has stated their intent to limit end users to those that use air cooling which, while reducing water usage, would likely increase the amount of electricity consumed by the facility.

Environmental concerns have been raised by the Arizona Game and Fish Department (AZGFD), particularly regarding the potential impacts on local wildlife, including sensitive species like the sonoran desert tortoise and the western burrowing owl. While the site itself does not lie within any critical habitats or riparian areas, the development of a Data Center Campus and other industrial uses may still have indirect effects on nearby ecosystems. To address these concerns, it is recommended that detailed environmental impact assessments be conducted, alongside the implementation of mitigation strategies to minimize habitat disruption during both construction and operation phases.

After a detailed review of the request, Pinal County Comprehensive Plan and Pinal County Development Services Code, staff shares the following findings for the proposed project:

1. The proposal aligns with growth trends and uses along the I-8 corridor south and west of Casa Grande.
2. The resource consumption required by the proposed use may pose strains on existing power and water resources.

If the Planning and Zoning Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Major Comprehensive Plan

amendment is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff will recommend that the Planning and Zoning Commission forward PZ-PA-013-25, to the Planning and Board of Supervisors with a favorable recommendation. If the Planning and Zoning Commission cannot find all of the factors listed above grounds for approval, then staff recommends that the Planning and Zoning Commission forward this case to the Board of Supervisors with recommendation of denial.

Date Prepared: 10/08/25 JM

Date Revised: 10/09/25 JM

BECHTEL: City staff is ready to go, let's start the city staff's presentation.

MULLIS: Good evening members of the commission. I will be expeditious. My name is Justin Mullis, planner, and I'll be presenting PZ-PA-013-25. This case is a proposal to amend the Comprehensive Plan to redesignate 215 acres from Moderate Low Density Residential to Employment for the proposed use of a data center. The location is generally located at the southwest corner of South Midway Road and Selma Highway. The owner is Selma Midway LLC and the applicant is Withey Morris Baugh, represented here tonight by Alex Hayes. Here's a location map showing the vicinity of the project. You can see it's along that I-8 corridor, along with multiple of our other projects just south of Casa Grande. This case map shows you the direct buffer of the project. You can see the surrounding zones largely agricultural and some rural residential as well. Here's an aerial map showing you the site conditions. You can see the property itself is vacant and undeveloped, surrounded by similar vacant and undeveloped parcels, as well as some Low Density Residential, as well as that agriculture directly to the south, and in some surrounding portions as well. Here's the vicinity map. You can see a little bit more of a breakdown of the surrounding zonings. Again, largely Low Density Residential, as well as some agricultural. You can see the proximity of Casa Grande

1 directly to the north. And south, you can see that I-8
2 running south of the parcel there. Here's the mailout map,
3 just another map showing the approximate neighbors. This was
4 the notification map of who was notified for this case. And
5 here we have again the aerial. You can see again, largely
6 undeveloped land, currently vacant at the agricultural to the
7 south and some surrounding, as well as you can see it is
8 diagonally intersected by a natural gas easement. That's El
9 Paso Natural Gas easement that intersects that property. Here
10 we have our Comprehensive Plan map, this is the current
11 Comprehensive Plan designation. You can see there is a good
12 bit of High Intensity Activity Centers, as well as that purple
13 is going to be Employment, which is what this project is
14 proposing to be changed to. And you can also see it is
15 directly north of that Project Bella, which is a natural gas
16 power generation facility that was approved just last year.
17 Moving to the next slide, you can see by the change of purple,
18 they're proposing to change this to Employment to be in line
19 with some of the similar Employment designations along this I-
20 8 corridor. So some site conditions to note. The project is
21 northeast of and out of the influence of the Greene Wash.
22 Additionally, this project is in Flood Zone X, so indicating
23 minimal risk of flooding. The project is located near that I-
24 8 corridor where we've seen a lot of similar development and
25 conversion to Employment and industrial uses. And the parcel

is within the extended planning area of Casa Grande. It is south and west of the property, again, is largely undeveloped land and some agricultural land zoned General Rural. And then north and east of the property is undeveloped land, inter-agricultural land with those following zoning designations. Those are going to be your mobile home park, commercial, agricultural, ranch, Suburban Homestead, and that CR-2 is single family residential. As far as public participation, we have received one letter of opposition from the public and that came from a resident in the nearby area. They discussed concerns over water usage, noise level, potential light pollution, and a general loss of rural character that may come from the proposed use. With that, any questions for staff? We have the applicant here as well with their presentation.

HAYES: Thank you Chair and committee, and I appreciate you squeezing us in here at the end of the night. I know it's been a long evening already. I think Justin did a great job presenting the specifics of the case, so I think I'll probably move through this pretty quickly, quicker than I would otherwise. There are a couple things I just want to highlight related to the site context here. The site is immediately north – or it's north of I-8, but immediately north of Project Bella, which was – just actually received its final zoning approval last month, but that's proposed through or planned natural gas generation and battery storage

1 facility. In total, when that's completed, it'll be about 900
2 megawatts of capacity, so it's a pretty significant
3 contributor to the grid. And Project Bella chose that site
4 because of the existing energy infrastructure that exists in
5 that area. There's the natural gas line that goes through
6 there, there's also a large regional transmission, 500 kV and
7 230 kV. And so those same reasons that made Project Bella,
8 this site appealing for Project Bella, is now making this site
9 conducive to the proposed use, which is a data center campus.
10 As a large power user, there are synergies and benefits and
11 efficiencies associated with co-locating with a large
12 generation source like this. As it relates to the actual
13 Comprehensive Plan designation, existing designation is
14 Moderate Low Density Residential. This is an area that is
15 changing fairly rapidly. You've seen a number of applications
16 on this same agenda for Employment uses in this I-8 corridor,
17 and this is consistent with the Casa Grande planning area.
18 This is their extended planning area. It's in their plans for
19 the I-8 corridor to be developed with Employment and
20 industrial uses, and it's also adjacent to the eventual I-11.
21 This is the planned route for I-11 that's currently planned
22 for that, is paused at the moment, but this is where it will
23 eventually go, kind of cementing its status as an Employment
24 corridor. This project is in the kind of conceptual phase at
25 this point, but this was a conceptual rendering of what this

1 project could look like. The plan here, we've heard from the
2 board that aesthetics are very important for new development
3 here in Pinal County, and this would look like a high quality
4 business park, kind of a light industrial development with
5 ability to provide extensive buffers and quality architecture
6 so it can be compatible with this area. You know, why data
7 centers? I think if any of you have ever done a Google
8 search, or let alone a ChatGPT search, you've benefited from
9 data centers. They're the backbone of modern economy, they're
10 essential for the innovation that's being driven in this
11 country. It's a priority of the Trump administration and the
12 federal government to make sure that we are protecting our
13 sensitive military intelligence data and also the critical
14 technology and information within the United States. That's
15 kind of the big picture. Why is it important for Pinal
16 County? There are substantial economic development - economic
17 benefits associated with a data center development. I think
18 in the interest of time, I won't belabor each one of these
19 individual points, but suffice it to say it's in the hundreds
20 of millions in terms of revenue. Jobs in the, you know,
21 around 400 anticipated, and these are high paying jobs. You
22 know, the average wage would be about $96,000 per year. Water
23 I know is a very important topic. These are - either the end
24 user for a site like this, you know, in a desert data center
25 is going to be either air cooled or a closed loop system, and

1 those are low water users. We recently worked on a project in
2 - a data center project in Mesa that has a similar cooling
3 strategy. The largest water use for that project was the
4 required landscaping that the city required of the project.
5 So it is capable to cool these large projects with air cooling
6 or closed loop systems that use minimal water. For power,
7 again as I mentioned, the proximity to Project Bella with that
8 natural gas generation and battery storage is going to be the
9 primary power provider for this site, in conjunction with ED3,
10 which is the local utility provider. ED3 would be that
11 utility provider, but this project will not impact or encumber
12 any of the existing capacity of ED3's generation. It won't
13 impact any of their customer base. In fact, ED3 is going to
14 generate more revenue from this project without having -
15 having very minimal expenses, so it will not impact the rates
16 of the customers in the service territory, in fact it could
17 reduce them. Fire response I think is an important topic in
18 this area. This area actually currently does not have a fire
19 district. Project Bella that was recently approved, along
20 with this project, would be a key funder and would help start
21 what's called the Pinal County Fire and Medical Authority.
22 This would be an extension of the Arizona City Fire District.
23 This is just pending approval from the Pinal County Board of
24 Supervisors, and with its initial seed funding from Project
25 Bella and this project, it'll be able to provide fire service

1 to not only those two projects, but to the surrounding area,
2 which currently do not have fire service, so that'll be a
3 substantial benefit to the surrounding area. And then lastly,
4 our citizen outreach. We did actually notice this project
5 within a mile of the site, so it was a little actually
6 extended from what the map Justin showed. We had nine
7 attendees to our neighborhood meeting. I think all of them
8 were actually – there was really no opposition. Many of them
9 expressed support for the project and for the aesthetics of
10 the architecture that we shared with them, that I shared with
11 you in that conceptual rendering. And I think they were
12 excited that this could - for the residents to the north of
13 Selma Highway - that this could provide a buffer from those
14 residences and Project Bella to the south. So with that, I
15 know that was a lot and a lot very fast, I tried to be quick
16 for you. Hopefully I can answer any questions that you have
17 and I might have left out.
18 TODD: Okay. Anybody's got a question?
19 CLARK: Yes, my name is Terry Clark, District 1,
20 Rich Vitiello. As I indicated earlier that the natural gas
21 supply is already allocated, and are you going to be part of
22 that new New Mexico pipeline coming in? So it's already been
23 allocated, so there isn't any more to be given out.
24 HAYES: That's a very good question. This project
25 is separate from Project Bella, but Project Bella actually

1 does have allocation on that El Paso natural gas line.
2 CLARK: Okay, this one does.
3 HAYES: Project Bella, which is the generation
4 source immediately south, does have allocation from that gas
5 line.
6 CLARK: Okay, so we do have allocation from that.
7 All right. And again, my common question is, are you going to
8 have the archaeologist or are you going to do a comprehensive
9 location, such as that last project that we heard that there's
10 petrographs that are in the area? We need to know these
11 answers to these questions prior to giving you the approval.
12 HAYES: Absolutely. That will definitely be
13 undertaken throughout the process.
14 CLARK: Okay. Thank you, that's it.
15 TODD: Anybody? No further questions.
16 BECHTEL: Philip Todd doesn't have a question, it's
17 amazing. We're going to open up to the public. Anybody here
18 to speak on - either for or against? Going once, going twice.
19 Yeah, we're closed to the public.
20 HERNANDEZ: I motion to make a vote to propose that
21 we agree with this.
22 ??: Motion to approve?
23 KRAUSS: Recommend approval.
24 HERNANDEZ: Mike Hernandez, I vote that we move for
25 approval. Move for a vote for approval.

LEPPER: Second.

TODD: Who was that?

??: Who was the second?

KRAUSS: Who was the second?

??: Ken.

KRAUSS : Ken?

TODD: We have a motion to approve PZ-PA-013-25. We will raise our hands for people that are in agreement in approval of this.

KRAUSS: I think we got us 15.

TODD: Did you get it?

KRAUSS: We got it.

TODD: Okay, we will now have a vote that disapproves this.

BECHTEL: It was unanimous.

TODD: It was? I didn't have eyes in the back of my head.

BECHTEL: You didn't? It's amazing.

TODD: Okay, we are closed on 013-25.

KRAUSS: Mr. Chairman, I think I – I apologize, I think I was wrong about it's after 10 and the system's still up, so –

TODD: Let's go.

KRAUSS: We can push on and finish up.

TODD: Yes.

PINAL COUNTY

Justin Mullis <justin.mullis@pinal.gov>

PZ-PA-013-25 Opposition

1 message

Deanna Pence <dpence01@yahoo.com> Fri, Aug 29, 2025 at 1:34 PM
To: "justin.mullis@pinal.gov" <justin.mullis@pinal.gov>

PZ-PA-013-25

Deanna Pence
30420 W. Selma Hwy
Casa Grande Az 85193
480-201-7047
Parcel#503-01-071C9
and Parcel# 503-01-071B1

I oppose this project.I have two properties down the street from this project, one of them being my home.
We have lived here for nineteen years and we moved here for the rural ranch style living.

That style of living in Pinal county is rapidly being eroded and it feels like the people living here have no voice.
We opposed the Bella project and we oppose this project for many of the same reasons.

We are concerned about the water in the area, we are concerned about the light pollution. the noise and the destruction of rural beauty!

This is an industrial complex that needs a rezoning requirement to even be considered.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00AM ON THE **16TH** DAY OF **OCTOBER 2025**, AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC), 311 E 11th STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR **MAJOR COMPREHENSIVE PLAN AMENDMENT** TO THE PINAL COUNTY COMPREHENSIVE PLAN.

PZ-PA-013-25 – PUBLIC HEARING/ACTION: Selma & Midway LLC, owner/applicant, Withey Morris Baugh LLC, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 215± acres of land from Moderate Low Density Residential (MLDR, 1-3.5 du/ac) to Employment, for the location of a data center, industrial, office, and business park, situated on a portion of section 1, T07S, R04E, of the Gila and Salt River Base and Meridian (legal on file) tax parcel: 500-12-001B, located southwest of W Selma Hwy and S Midway Rd, in unincorporated area of Pinal County.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME, AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:
https://www.pinal.gov/236/Notice-of-Hearings

DATED THIS **15th** DAY OF **SEPTEMBER 2025**, by Pinal County Development Services

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:

1) Planning Case Number (see above)
2) Your name, address, telephone number and property tax parcel number **(Print or type)**
3) A brief statement of reasons for supporting or opposing the request
4) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
85 N. FLORENCE STREET, PO BOX 749.
FLORENCE, AZ 85132

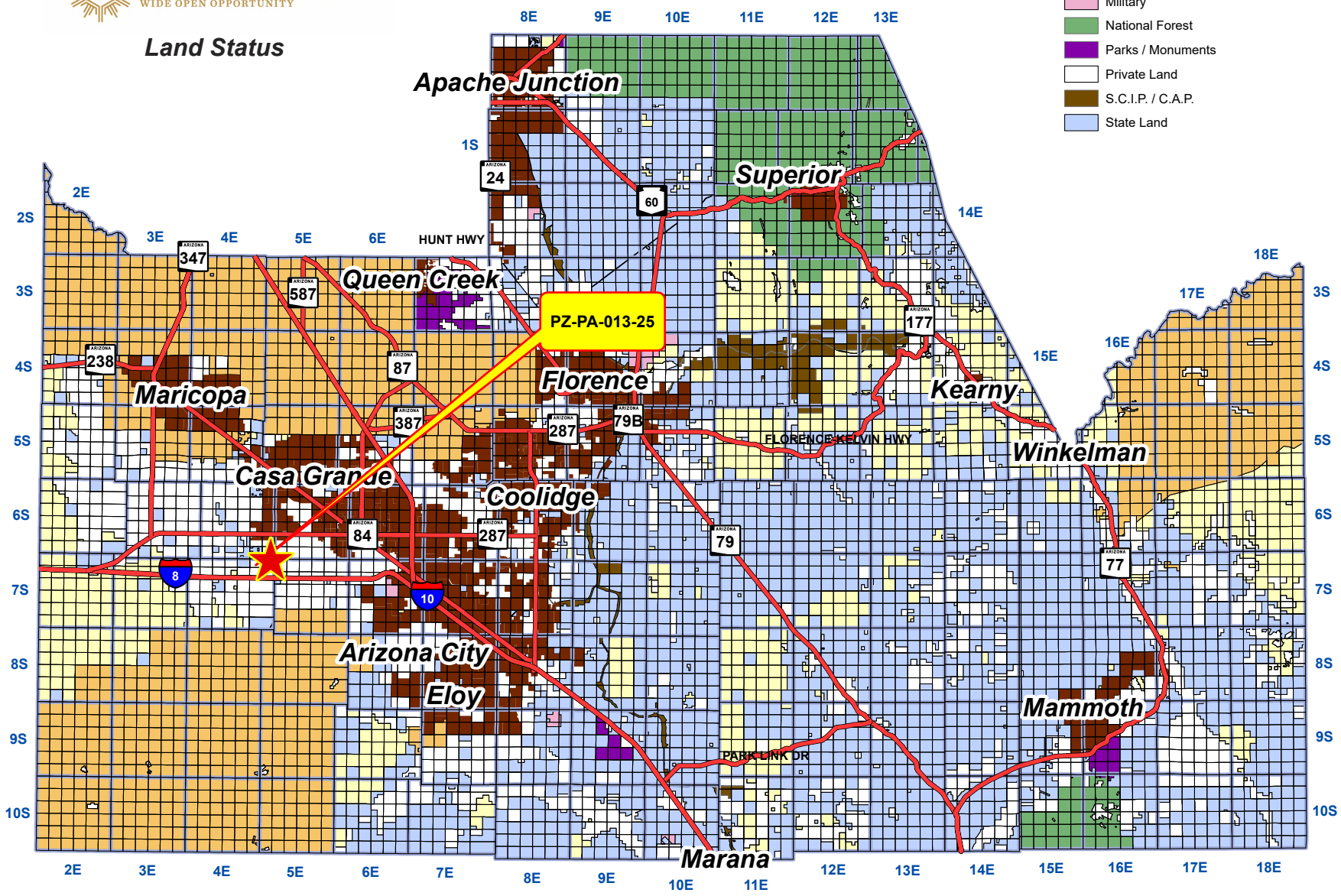
Contact for this matter: Justin Mullis, Planner
E-mail address: justin.mullis@pinal.gov
Phone # (520) 866-6294

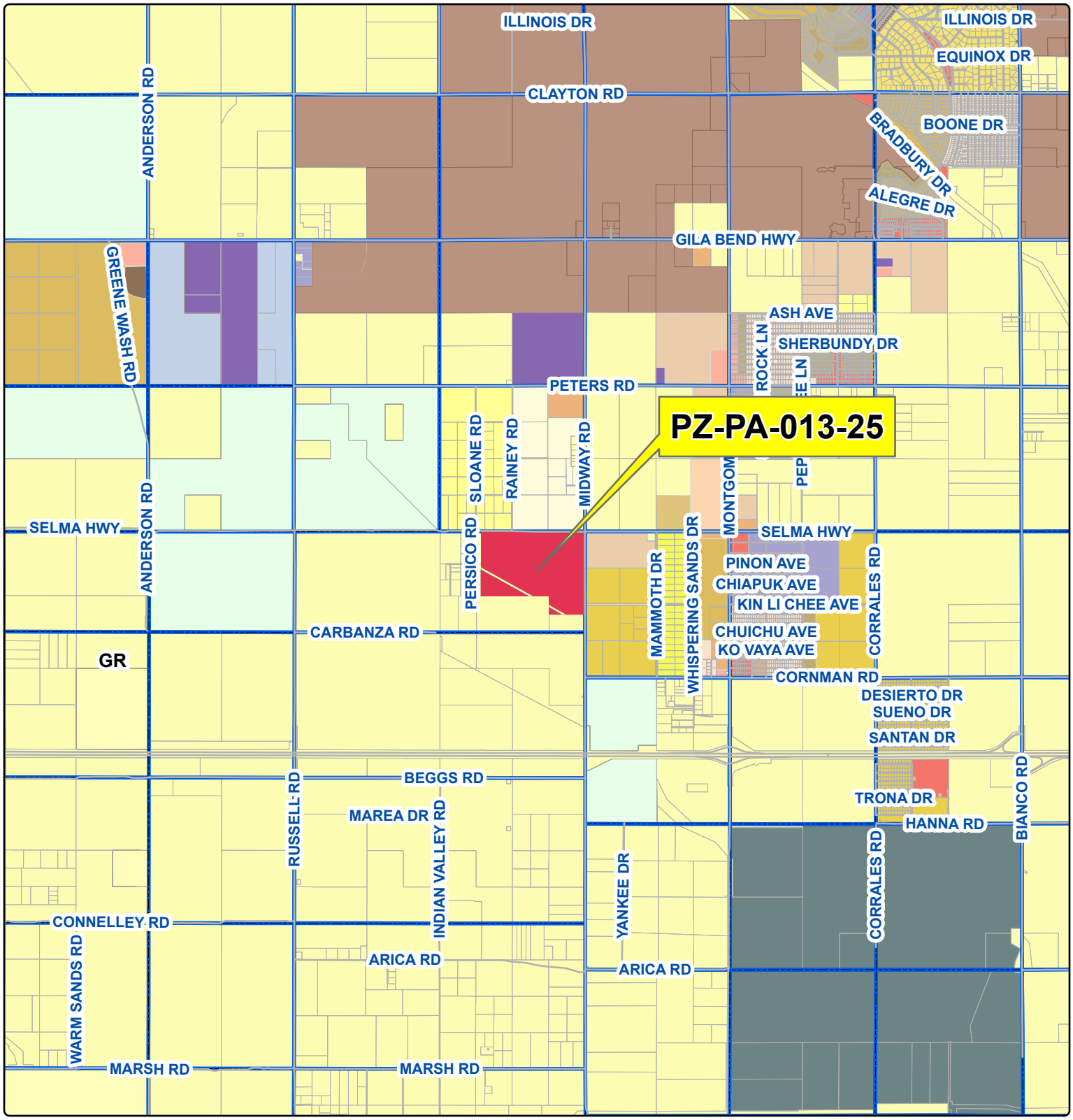
[*Anything below this line is not for publication*.]

TO BE PUBLISHED:
Pinal Central Dispatch
Arizona Republic

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Land Status





Community Development

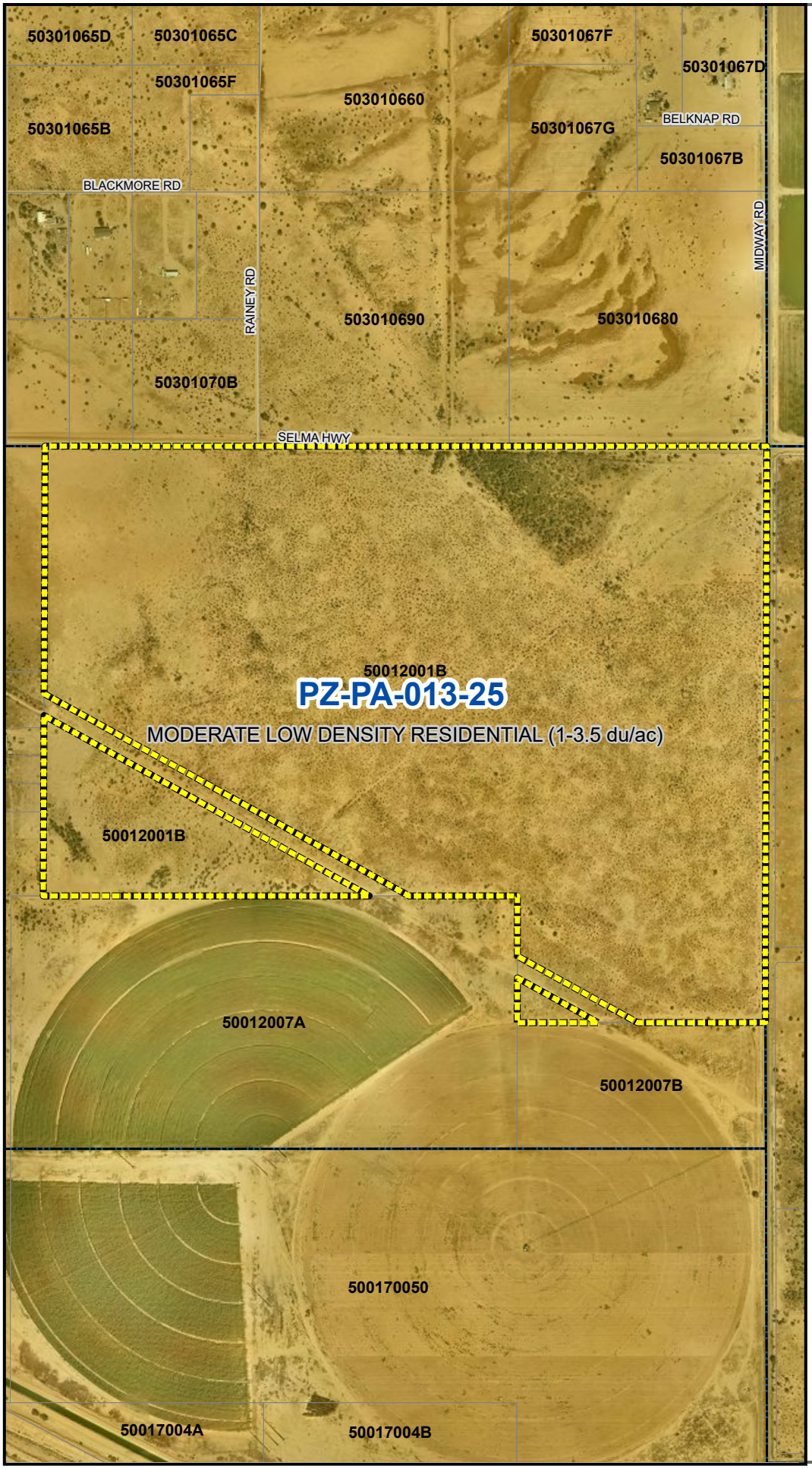
PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:

Situated on a portion of section 1, T07S, R04E, of the Gila and Salt River Base and Meridian (legal on file) tax parcel: 500-12-001B, located southwest of W Seima Hwy and S Midway Rd, in unincorporated area of Pinal County.

SEC 01, TWN 07S, RNG 04E

Owner/Applicant:	SELMA & MIDWAY WITHEY MORRIS BAUGH		
Drawn By:	GIS / IT / LJT	Date:	08/07/2025
Sheet No. 1 of 1	Section 01	Township 07S	Range 04E
Case Number:	PZ-PA-013-25		



PINAL COUNTY
WIDE OPEN OPPORTUNITY

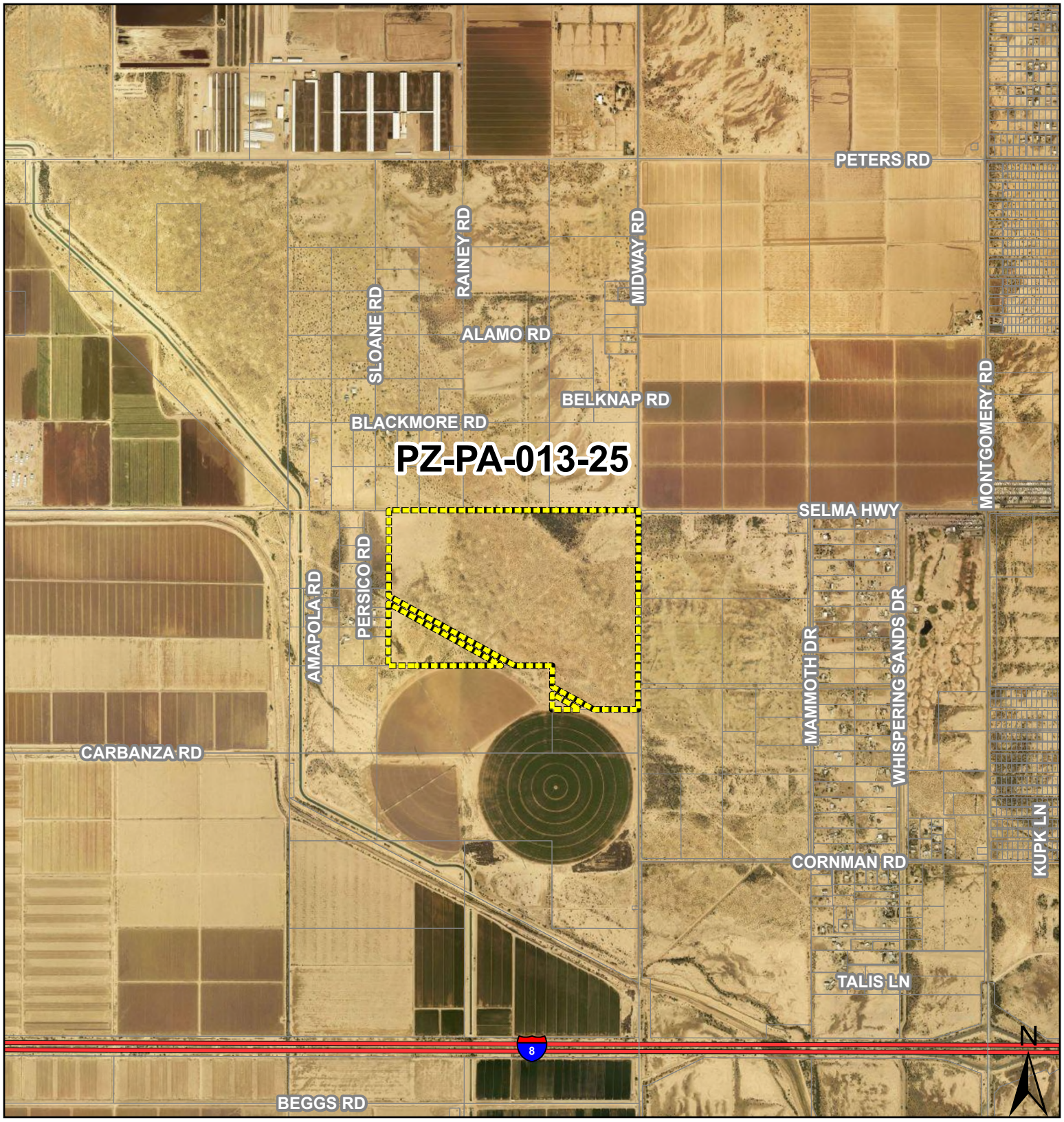
PZ-PA-013-25

FROM:

MODERATE
LOW DENSITY
RESIDENTIAL

TO:

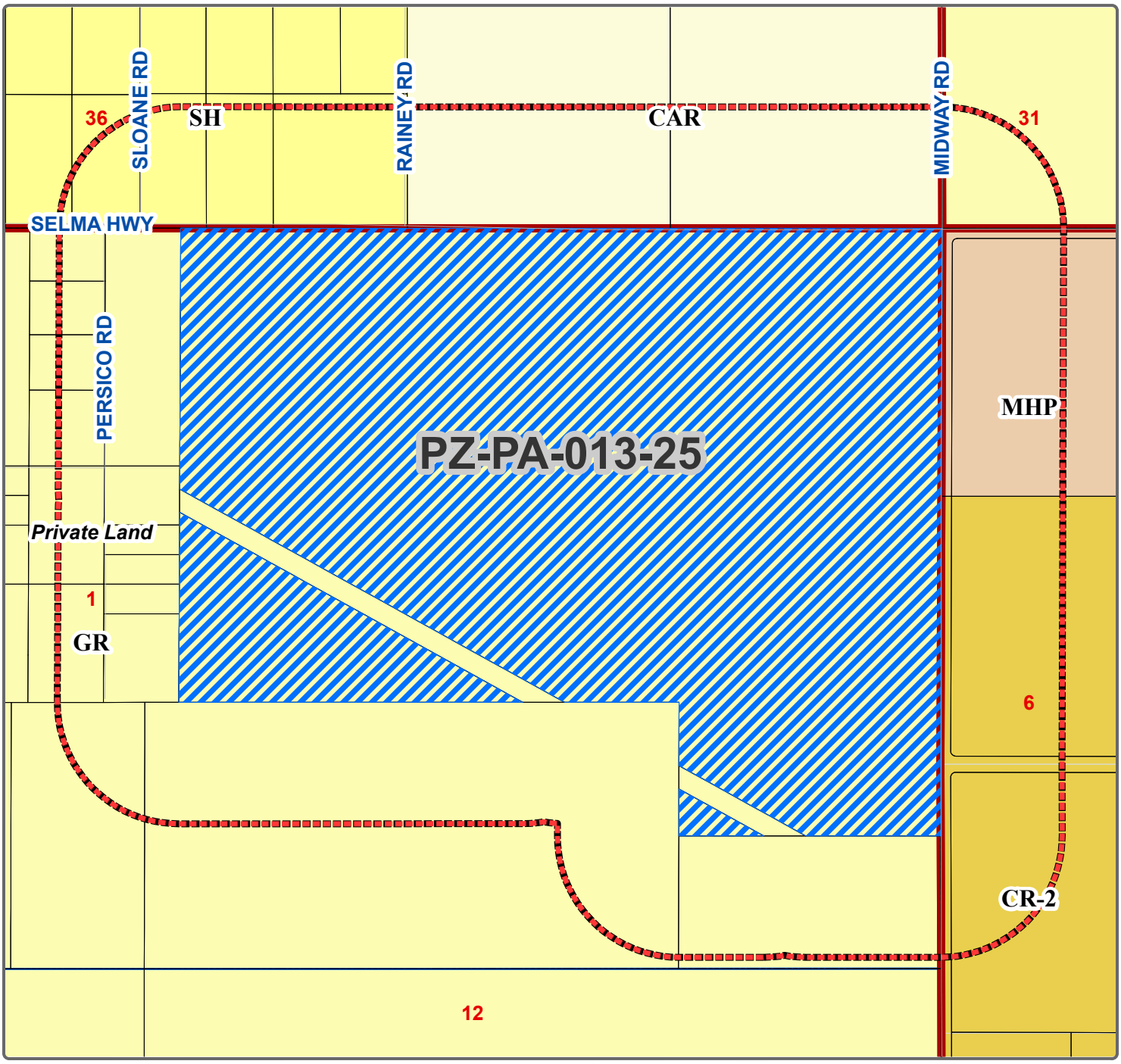
EMPLOYMENT



Community Development

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-PA-013-25



Community Development

PZ-PA-013-25 – PUBLIC HEARING/ACTION: Selma & Midway LLC, owner/applicant, Withey Morris Baugh LLC, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 215± acres of land from Moderate Low Density Residential (MLDR, 1-3.5 du/ac) to Employment, for the location of a data center, industrial, office, and business park, situated on a portion of section 1, T07S, R04E, of the Gila and Salt River Base and Meridian (legal on file) tax parcel: 500-12-001B, located southwest of W Seima Hwy and S Midway Rd, in unincorporated area of Pinal County.

Current Zoning: GR	Requested Zoning: Rezone	Current Land Use: MLDR

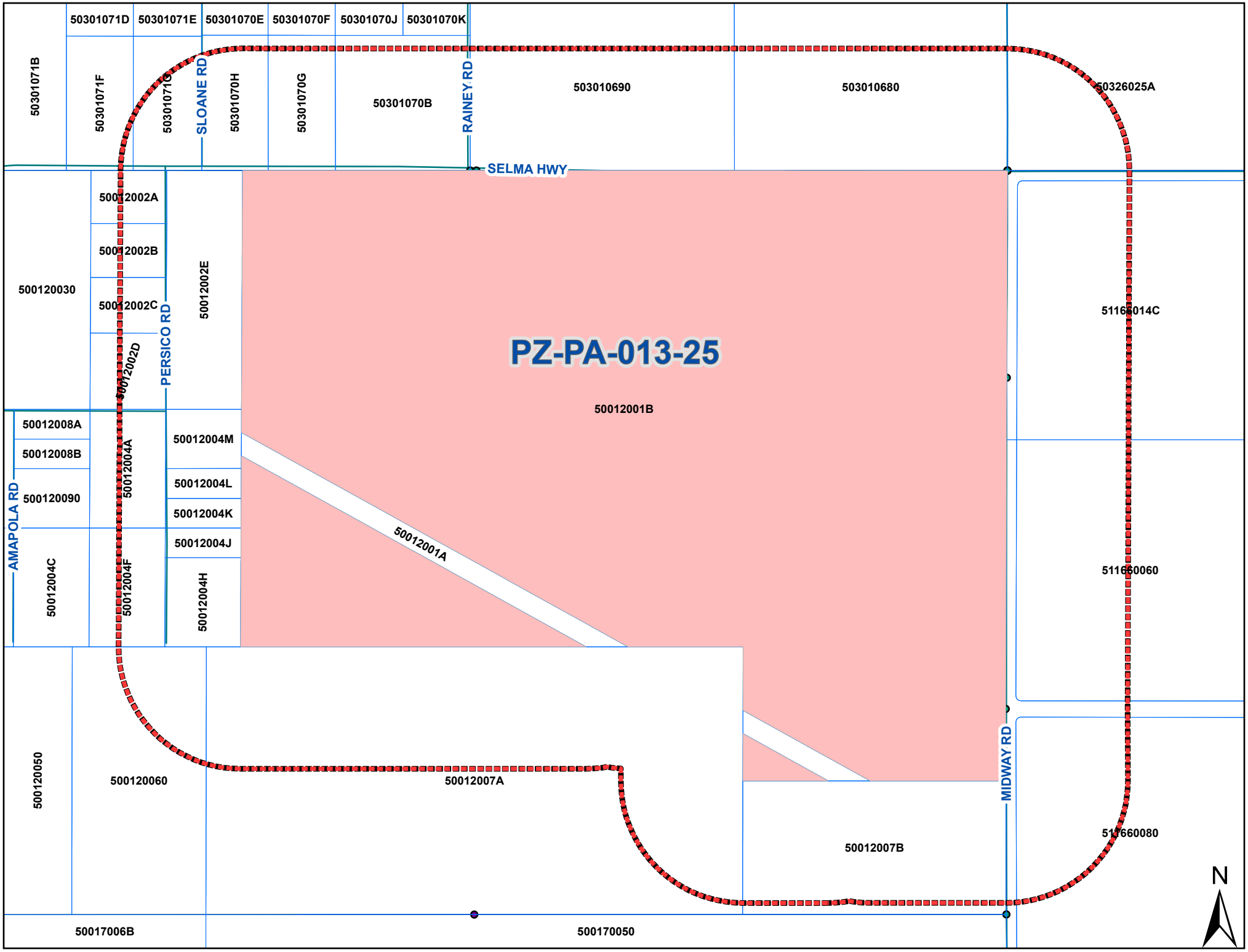
PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:

Situated on a portion of section 1, T07S, R04E, of the Gila and Salt River Base and Meridian (legal on file) tax parcel: 500-12-001B, located southwest of W Seima Hwy and S Midway Rd, in unincorporated area of Pinal County.

SEC 01, TWN 07S, RNG 04E

Owner/Applicant: SELMA & MIDWAY WITHEY MORRIS BAUGH			
Drawn By: GIS / IT /LJT		Date: 08/07/2025	
Sheet No. 1 of 1	Section 01	Township 07S	Range 04E
Case Number: PZ-PA-013-25			


PZ-PA-013-25
50301071D
50301071E
50301070E
50301070F
50301070J
50301070K
50301071B
50301071F
50301071C
SLOANE RD
50301070H
50301070G
50301070B
RAINEY RD
503010690
503010680
50326025A
SELMA HWY
50012002A
50012002B
500120030
50012002C
50012002D
PERSICO RD
50012002E
50012001B
511660014C
50012008A
50012008B
500120090
AMAPOLA RD
50012004A
50012004M
50012004L
50012004K
50012004J
50012001A
50012004C
50012004F
50012004H
511660060
500120050
500120060
50012007A
MIDWAY RD
50012007B
511660080
50017006B
500170050
N

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA
(All Applications Must Be Typed or Written in Ink)

Comprehensive Plan Amendment unincorporated & Property Information:
(Feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. The legal description of the property: See included legal description

2. Parcel Number(s): 500-12-001B Total Acreage: 215

3. Current Land Use Designation: Moderate Low Density Residential

4. Requested Land Use Designation: Employment

5. Date of Concept Review: April 22., 2025 Concept Review Number: Z-PA-038-25

6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): See narrative

7. Discuss any recent changes in the area that would support your application.
See narrative

8. Explain why the proposed amendment is needed and necessary at this time.
See narrative

INV#:_____ AMT:_____ DATE:_____ CASE:_____ Xref:_____

COMMUNITY DEVELOPMENT
Planning Division

85 N. Florence, St, PO Box 2973, Florence, AZ 85132 T 520-866-6442 FREE 888-431-1311 F 520-866-6530
www.pinalcountyaz.gov

Docusign Envelope ID: 5B6A52EE-3CE0-4239-B94C-0D0BE765C204

PINAL COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

- ☐ A. **Certified Boundary Survey**, including legal descriptions of the proposed designations
- ☐ B. Location map which identifies the property and its relationship to Pinal County environs.
- ☐ C. Map showing the topography of the property.
- ☐ D. Site map which specifically identifies the property including parcels under separate ownership.
- ☐ E. Property owner(s) authorization for the Comprehensive Plan Amendment.
- ☐ F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
- ☐ G. Non-refundable filing fee as shown on the cover page.
- ☐ H. Narrative in PDF format.
- ☐ I. Neighborhood meeting report

Your application must be submitted digitally via the online submittal portal site at **https://citizenaccess.pinalcountyaz.gov/CitizenAccess/Default.aspx**

Please call or email the Planning Division for more information.

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

Name of Landowner (Applicant)	Address	Phone Number
Selma & Midway LLC	1223 S Clear view Ave Ste 107, Mesa, AZ 85209	

Signature of Landowner (Applicant)	E-Mail Address
DocuSigned by: John Davi 85392A4800A949C... John Davi	jgdavi24@gmail.com

Name of Agent	Address	Phone Number
Withey Morris Baugh LLC	2525 E Arizona Biltmore Cricle, Phoenix, AZ 85016	602-230-0600

Signature of Agent	E-Mail Address
	hayes@wmbattorneys.com

The Agent has the authority to act on behalf of the landowner. The Agent will be the contact person for Planning staff and must be present at all hearings. Please use the attached Agency Authorization form, if applicable

Project Midway

Major Comprehensive Plan Amendment Narrative

Case No. _____

1st Submittal: May 29, 2025

WITHEY
MORRIS
BAUGH

Development Team

Developer:
IDM Companies
6720 N. Scottsdale Rd, Ste 190
Scottsdale, AZ 85253

Legal Representative:
Withey Morris Baugh PLC
Jason Morris / Alex Hayes / Stephanie Watney
2525 East Arizona Biltmore Circle, Suite A-212
Phoenix, Arizona 85016

Civil Engineer:
Colliers Engineering & Design
Darrell Wilson / Casey Whiteman
2141 E Highland Avenue
Phoenix, Arizona, 85012

TABLE OF CONTENTS

A. INTRODUCTION 4
B. LOCATION AND SITE CONDITIONS 4
C. COMPREHENSIVE PLAN AND ZONING 4
D. REQUEST 5
E. PROJECT OVERVIEW 5
F. COMPREHENSIVE PLAN AMENDMENT CRITERIA 7
G. SUMMARY 13

LIST OF EXHIBITS

AERIAL CONTEXT MAP 1
EXISTING COMPREHENSIVE PLAN MAP 2
PROPOSED COMPREHENSIVE PLAN MAP 3
ZONING MAP 4
CASA GRANDE PLANNING AREA MAP 5

A. Introduction

On behalf of IDM Companies ("IDM" or the "Applicant"), this application is a request for approval of a Major Comprehensive Plan Amendment for the approximately 215-acre property located at the southwest corner of Selma Highway and Midway and otherwise commonly known as Pinal County Assessor's Parcel Numbers (APNs) 500-12-001B (the "Property"). See **Tab 1, Site Aerial Map**. The Property is located in a predominantly undeveloped, rural area in Pinal County and the existing surrounding land uses are generally low-intensity, with large undeveloped tracts and rural residential parcels. However, to the south, and along the I-8, there is an emerging industrial land use pattern that provides new opportunities for the site and beyond. Given the transition of the general area—particularly south and along the I-8—toward an envisioned industrial land use pattern, and as well as the Property's proximity to regional transportation arteries, the Applicant envisions development of the Property as a low intensity, premier data center campus that will activate the site with new, high-quality development.

In order to provide a framework for development of the Property as envisioned, this application request is to modify the existing comprehensive plan designation from Moderate Low Density Residential (1-3.5 du/ac) to Employment. **See Tab 2, Existing Comprehensive Plan Map and Tab 3, Proposed Comprehensive Plan Map.**

This narrative outlines the justification and findings for approval of the requested Major Comprehensive Plan Amendment.

B. Location and Site Conditions

The Property is located entirely within unincorporated Pinal County and is with Casa Grande's planning area. The Property is approximately 215 acres and is currently undeveloped.

C. Comprehensive Plan and Zoning

The Property has a Comprehensive Plan land use designation of Moderate Low Density Residential (1-3.5 du/ac) and it is zoned GR. The Property is also located in the Casa Grande planning area where it is designated as part of the Phase II growth area, which anticipates industrial and manufacturing uses in the I-8 corridor (**Tab 4, Casa Grande Planning Area Map**).

[Left Intentionally Blank]

D. Request

IDM requests a Major Comprehensive Plan Amendment for the Property to change the land use designation from Moderate Low Density Residential (1-3.5 du/ac) to Employment, which is a more compatible use at this location given the emerging land use pattern. The Employment designation, as noted in the Pinal County Comprehensive Plan, consists of "areas that can support a variety of employment-generating business activities such as industrial, office, business park, and warehousing and distribution."

IDM also intends to submit a subsequent rezoning application, under separate cover, to rezone the Property from GR to an industrial designation which will address permitted uses, and design and development guidelines.

E. Project Overview

The proposed project is a premier data center campus, with a flexible industrial category that can support additional complementary industrial uses. With the rise of the Internet of Things (IoT) and its increasingly integral role in the modern economy, data centers are evolving into critical infrastructure. They enable secure and reliable access to machine learning, data analytics, cloud computing and other essential digital services that power both commercial and government operations. In recent years, Arizona—due to its geographic stability, including low risk of natural disasters and arid climate, which provides ideal conditions for long-term infrastructure investment and operational reliability—has established itself as an epicenter for this key economic sector. As cybersecurity and data integrity become matters of national importance, robust domestic infrastructure—rooted in secure and stable environments—plays a vital role in national security and economic resilience.

While the availability of reliable power and energy infrastructure has become a challenge for new development of data centers, the Property's adjacency to the proposed Project Bella and the synergistic opportunities that presents makes the Property uniquely suited for the proposed use. This proposal would provide a framework for the efficient use of existing infrastructure, which includes existing 500kV and 230kV transmission lines in the immediate vicinity.

This proposal is anticipated to create new, high-wage employment opportunities and provide a new source of revenue for Pinal County and the various taxing entities applicable to the Property. Additionally, as a comparatively low trip generating land use, the proposed data center is a compatible use within the existing area. While conceptual development plans are currently in the design phase, the proposed plans will be designed with enhanced buffers and quality building materials.

The proposed use is consistent with the Phase II growth plans of the Casa Grande General Plan, which anticipates rapid growth of industrial and manufacturing uses between Gila Bend Highway and I-8. The proposed development is also consistent with the land use pattern immediately south of the Property, which, as described above and below, includes Project Bella, a planned battery storage and natural gas power generation facility.

I. Relationship to Immediate Surroundings

The Property is bordered to the north by Selma Highway, across which is undeveloped desert land zoned General Rural (GR). To the west of the property are approximately four (4) residences as well as a handful of undeveloped parcels, all zoned GR. The Property is bound on the east by Midway Road, across which is undeveloped land zoned Single Residence (CR-2). To the south is an approximately 350 acre property, which is currently being entitled for a proposed battery storage and natural gas power generation facility known as Project Bella. Project Bella was the subject of a recent Major Comprehensive Plan Amendment (PZ-PA-008-24) which changed that property's comprehensive plan designation from Moderate Low Density Residential (1-3.5 du/ac) to General Public Facilities/Services. It is IDM's understanding that Project Bella is proposing to rezone that property to I-3 with a PAD overlay.

II. Site Circulation and Traffic Impact

Site circulation will be supported by two full-access driveways on Midway Road—Access A to the north and Access B, the primary entrance, to the south. The proposed development is conservatively anticipated to generate approximately 2,228 daily vehicle trips, including 287 during the morning peak hour and 242 during the evening peak hour. The relatively low traffic volumes for a project of this scale reflect the nature of data centers, which typically involve limited employee traffic and minimal truck activity.

To support the new trips generated by this development, improvements will be constructed including right-of-way dedications and half-street improvements on both Midway Road and Selma Highway, with auxiliary turn lanes (both left and right) recommended at both access points to manage traffic efficiently. Sight distances and driveway throat lengths will be designed to ensure safe and unobstructed vehicle movement. Further review of traffic mitigation will be undertaken with future applications.

III. Utility and Public Services

As discussed above, this proposal would provide a framework for the efficient use of existing infrastructure, which includes existing 500kV and 230kV transmission lines in the immediate vicinity. The Project does not anticipate the need for any improvements of services that would be paid for by the public. The list below identifies the utilities and services applicable to the Property:

Type of Utility / Service	Provider	Contact
Water Services	Arizona Water Company	Arizona Water Company 3805 N. Black Canyon Hwy Phoenix, AZ 85015-5351 602.240.6860 mail@AZwater.com
Wastewater Services	Arizona Water Company	Arizona Water Company 3805 N. Black Canyon Hwy Phoenix, AZ 85015-5351 602.240.6860 mail@AZwater.com
Electrical Services	Electrical District No. 3	41630 W. Louis Johnson Drive Maricopa, AZ 85318 customerservice@ed-3.org
Gas Services	Southwest Gas	1600 E. Northern Avenue Phoenix, AZ 85020-3982
Telecommunications	CenturyLink	100 CenturyLink Drive Monroe, LA 71201
Police	Pinal County Sheriff's Office	971 N Jason Lopez Circle Building C PO Box 867 Florence, AZ 85132 520-866-5111
Fire	IDM is pursuing options for contracting with either the City of Casa Grande or the Pinal County Fire and Medical Authority for fire service. This will be further evaluated through subsequent processing.	

F. Comprehensive Plan Amendment Criteria

Pinal County understands that its Comprehensive Plan is "intended to be a dynamic document that must be periodically updated in response to changing regional needs." Nevertheless, proposed amendments must still be consistent with the Plans goals, policies, and objectives. To that end, Pinal County provides a Compliance Checklist which is discussed in detail below.

[Left Intentionally Blank]

PART ONE: Consistency with Pinal County's Vision Components

1. ***Is the proposal consistent with the Sense of Community vision component?***

The "sense of community" vision is a core guiding principle of the Comprehensive Plan which focuses on encouraging well-planned development that focuses on thoughtful land use planning, accessible infrastructure and amenities, support for local services and economic development, and integrated design and connectivity. The proposed development furthers Pinal County's "Sense of Community" vision by fostering high-wage job creation, aligning with planned industrial growth, and utilizing existing infrastructure to promote efficient land use. Its low traffic impact, strategic location near Project Bella, and thoughtful site design enhance compatibility with surrounding areas. The proposed development meets several of the "sense of community" policies, including:

3.1.1.2 Encourage, coordinate and support commercial and industrial land uses in appropriate areas to maximize adequate services including transportation, water, sewer, fire suppression and utilities.

The development is anticipated to create high-wage, skilled employment within Pinal County, reducing the need for long commutes and supporting more self-sufficient, resilient communities.

3.1.1.5 Locate more impactful commercial and industrial uses in areas away from homes where negative impacts can be mitigated

Parcels adjacent to the Property are generally vacant or inactive agricultural lands. The Property is intersected by substantial natural gas and power transmission corridors making it less suitable for residential development. This is made all the more true by the Property's proximity to Interstate 8. Accordingly, the proposed development is consistent with **Policy 3.1.1.5** which encourages locating more impactful industrial uses in areas away from homes where negative impacts can be mitigated. The proposed development will utilize buffering to mitigate impacts to nearby residential uses in furtherance of **Policy 3.1.1.4**.

2. ***Is the proposal consistent with the Mobility and Connectivity vision component?***

The proposed Midway Data Center directly advances Pinal County's Mobility and Connectivity vision by enhancing transportation infrastructure, improving site access, and supporting long-term connectivity goals. **Goal 4.1** promotes development that supports regional transportation objectives. Through the site's proximity to the future Interstate 11 corridor and existing I-8—both of which are/will be major transportation corridors—the development will enhance immediately surrounding roadways that will ultimately improve mobility to key transportation arteries within Pinal County.

[Left Intentionally Blank]

3. Is the proposal consistent with the Economic Sustainability vision component?

This proposal is consistent with the Economic Sustainability vision of the Comprehensive Plan and meets the following goals and policies:

5.1 Goal: Create more employment opportunities in Pinal County.

The data center campus will contribute to diversifying Pinal County's economic base with a high-tech industry that fosters innovation. This aligns with the plan's emphasis on expanding the economic base beyond traditional sectors.

5.1.1 Objective: Increase the number of businesses that expand in and locate to Pinal County.

By establishing a data center campus at the Property, the project directly supports this policy, promoting the growth of high-tech industries within the County.

5.2 Goal: Encourage the preservation of adequate locations for employment uses to meet long-term economic development needs.

The development includes significant infrastructure investments, such as enhanced broadband connectivity and power supply, which are essential for high-tech industries, thereby supporting this policy.

4. Is the proposal consistent with the Open Spaces and Places vision component?

This request is consistent with the Open Spaces and Places vision component, which encourages "appropriate long range growth planning opportunities, provides for a wide range of recreational activities for residents and visitors, preserves the county's rural and natural open space character, and contributes to the well-being of its communities."

The ultimate development is proposed to feature both dedicated Open Space and retention open space areas. The proposed Open Space area at the southwest corner of the Property will provide meaningful buffers for existing rural lots to the west of the Property, including substantial setbacks in furtherance of **Policy 6.1.1.5**.

Additionally, as encouraged by **Policy 6.1.2.4**, we reviewed Arizona Game and Fish's Environmental Review Tool to identify any potential sensitivities. It does not appear that there are any critical habitats or sensitive areas, however we will continue to coordinate with AZGF to develop mitigation measures, as needed.

5. Is the proposal consistent with the Environmental Stewardship vision component?

The environmental planning element of the Comprehensive Plan provides guidance on how to maintain the environmental integrity of Pinal County while continuing to grow in a way that is compatible with the County's values and Vision, which prioritizes both open spaces/places and

environmental stewardship. As noted above, it does not appear that the Property is located within an environmentally sensitive area, however mitigation of any such areas will be provided as needed. Further, natural native vegetation will be inventoried and relocated where practical and feasible, and the development will also contribute to new vegetative plantings, which will add value to the development and help mitigate heat island effect.

It is not anticipated that the development will impact air quality or dark skies, and noise will be mitigated through screening methods and current technologies.

Ultimately, the proposed data center campus is designed with a strong commitment to environmental stewardship and resource efficiency, ensuring compatibility with Pinal County's comprehensive plan goals. By incorporating advanced energy-efficient technologies and leveraging renewable energy sources, the development can minimizes its environmental footprint while supporting grid stability. Water use will be carefully managed through state-of-the-art water technologies. Compared to traditional land uses, this development offers a sustainable alternative that balances economic growth with environmental responsibility, creating local jobs and fostering community resilience. Through these measures, the proposed development exemplifies a forward-thinking, compatible land use that aligns seamlessly with the County's vision for sustainable growth and environmental protection.

6. ***Is the proposal consistent with the Healthy, Happy Residents vision component?***

This proposal is consistent with the Healthy, Happy Residents vision component. The anticipated tax revenues from the development will contribute to Pinal County's long-term financial sustainability in furtherance of **Goal 8.4** of the Comprehensive Plan. The development will also further the objective of **Goal 8.3** as the development is committed to paying its proportionate share of the costs for new infrastructure, services, and other public improvements that may be necessary to support it.

7. ***Is the proposal consistent with the Quality Educational Opportunities vision component?***

The proposal will have little impact on access to educational opportunities at any level, but can provide employment and other workforce learning opportunities with the Employment designation.

PART TWO: Consistency with the Plan's Key Concepts illustrated on Land Use, Economic, and Circulation Graphics

1. **Consistency with the Land Use Designation shown on the graphics**

The Property has a Comprehensive Plan land use designation of Moderate Low Density Residential. Land uses in areas surrounding the Property are Moderate Low Density Residential and General Public Facilities/Services. A High Intensity Activity Center is centered on the

intersection of Interstate 8 and South Montogomery Road southwest of the Property, which also includes Employment designations. This application requests to change the land use designation from Moderate Low Density Residential to Employment. The land use change is consistent with Comprehensive Plan vision components as outlined above and allows for an efficient use of existing utilities and infrastructure. Moreover, the proposed land use designation is consistent with the Phase II growth plans of the Casa Grande General Plan, which anticipates rapid growth of industrial and manufacturing uses between Gila Bend Highway and I-8.

The Land Use Plan's intent is to provide the framework to guide growth and align it with the County's long-term vision. However, the Plan acknowledges that it "must be flexible enough to adjust to changing conditions and economic opportunities."

2. Consistency with the Mixed-Use Activity Center Concept

The Property is not within a Mixed-Use Activity Center. The nearest Mixed Use Activity Center is a High Intensity Activity Center approximately 1 mile southeast of the Property at the intersection of Interstate 8 and Montgomery Road.

3. Consistency with the Planning Guidelines Described in the Land Use Element

The Comprehensive Plan's Land Use element (Chapter 3) defines the Employment land use designation as areas that support a variety of employment-generating business activities such as industrial, office, business park and distribution. The proposed development is consistent with the following Employment Planning Guidelines:

- *Employment designated land uses should be located where access to major transportation corridors exist or can be provided.*
    - The Property is located with convenient access to I-8, the Gila Bend Highway, and the planned I-11 corridor making it ideally suited for the proposed use. This is precisely why the area is identified as a corridor for industrial and manufacturing growth
- *Maintain land designated for employment to place Pinal County in a position to take advantage of future economic development opportunities.*
    - The proposed Employment land use designation and planned data center campus will allow Pinal County to establish itself as a pivotal player in digital infrastructure supporting innovative and advanced technologies that are foundational to the modern economy.

4. Quality Employment Opportunities County-Wide

The amendment would be compatible with the vision outlined in Chapter 5: Economic Sustainability of the Comprehensive Plan. The proposed data center campus would promote economic diversity and employment opportunities in the area by providing quality jobs during the construction and operational life of the Project. An economic impact analysis prepared for IDM estimates that the project will create thousands of jobs during the construction and

installation phase, which will have a substantial economic impact across the County. On an ongoing basis, the project could employ an estimated 405 people at full operating levels with an annual payroll of $37.7 million. Through the multiplier effect, the Project could support an additional 190 indirect and induced jobs and $5.9 million in annual payroll at other business in Pinal County by 2037.

5. Viable Agriculture, Equestrian and Rural Lifestyle

The proposed development will not conflict with the Agriculture, Equestrian, and Rural Lifestyle concept. The Property is not currently used for agriculture and the proposed employment uses are appropriate in areas with proximity to major transportation corridors, such as I-8 and the planned I-11. The proposed development also makes efficient use of existing regional energy infrastructure, such as power generation facilities and transmission lines, which will protect from additional encroachment onto suitable and productive agricultural land.

6. System of Connected Trails and Preservation of Open Space

The project is consistent with the Pinal County Open Space and Trails Master Plan. There are no county designated Open Space areas, designated scenic resources, or designated view corridors within the Property. However, the proposed development will provide opportunities for open space. A proposed Multi-Use Trail Corridor is proposed south of Interstate 8.

7. Natural and Cultural Resource Conservation

The proposed Project will be consistent with the Natural and Cultural Resource Conservation concept. It will have minimal impacts to the natural and cultural environment. There is no significant or highly valued wildlife habitat on the Project lands and the Project would not impact any views of the mountains or foothills and would not impact any scenic vistas.

8. Water Resources, Public Facilities/Services, and Infrastructure Support

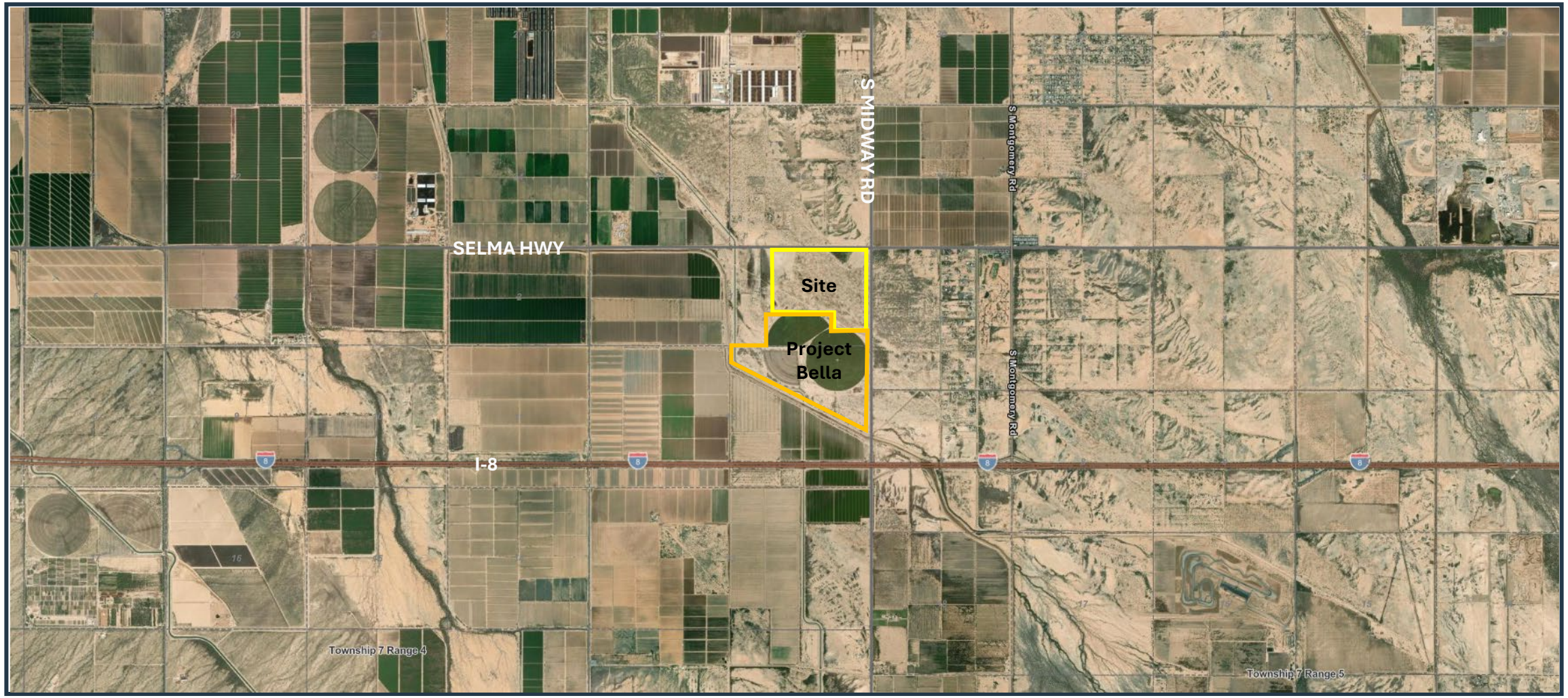
The proposed Project is consistent with the Water Resources, Public Facilities/Services, and Infrastructure Support concept. The Project's water and wastewater needs will be served by Arizona Water Company without the need for new infrastructure . IDM is committed to paying its proportionate share of the costs for any new infrastructure, services, and other public improvements that may be necessary to support the Project. While no significant improvements or costs are anticipated, IDM will likely need to improve the primary access roadways of Midway Road and Selma Highway. Any proposed road construction needed to access the Project would be constructed and paid for by IDM in coordination with ADOT and/or Pinal County Public Works Department as necessary and would not require public expenditures.

[Left Intentionally Blank]

G. Summary

The proposed Comprehensive Plan Amendment presents a strategic opportunity to bring a secure, low-impact data center campus to the area — supporting economic growth without compromising rural values. This project offers multiple benefits including job creation through construction and long-term technical employment, increased tax revenue to fund schools, roads, and emergency services; and, enhanced local broadband and technology access for the community.

TAB 1



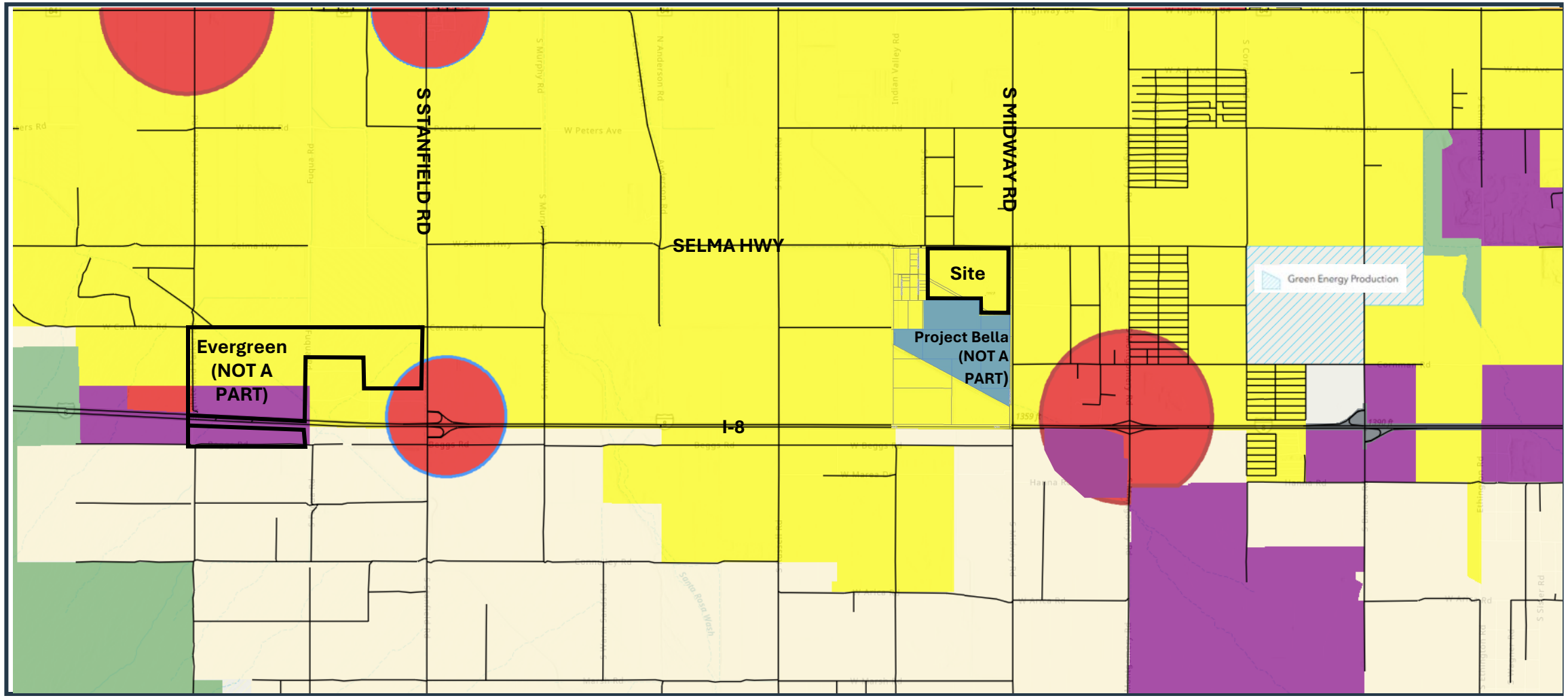
Aerial Context Map

WITHEY MORRIS BAUGH

https://www.wmbattorneys.com/

N

TAB 2



Existing Comprehensive Plan Map

WITHEY MORRIS BAUGH

Very Low Density Residential (0-1 du/ac)

Moderate Low Density Residential (1-3.5 du/ac)

Employment

Mid Intensity Activity Center

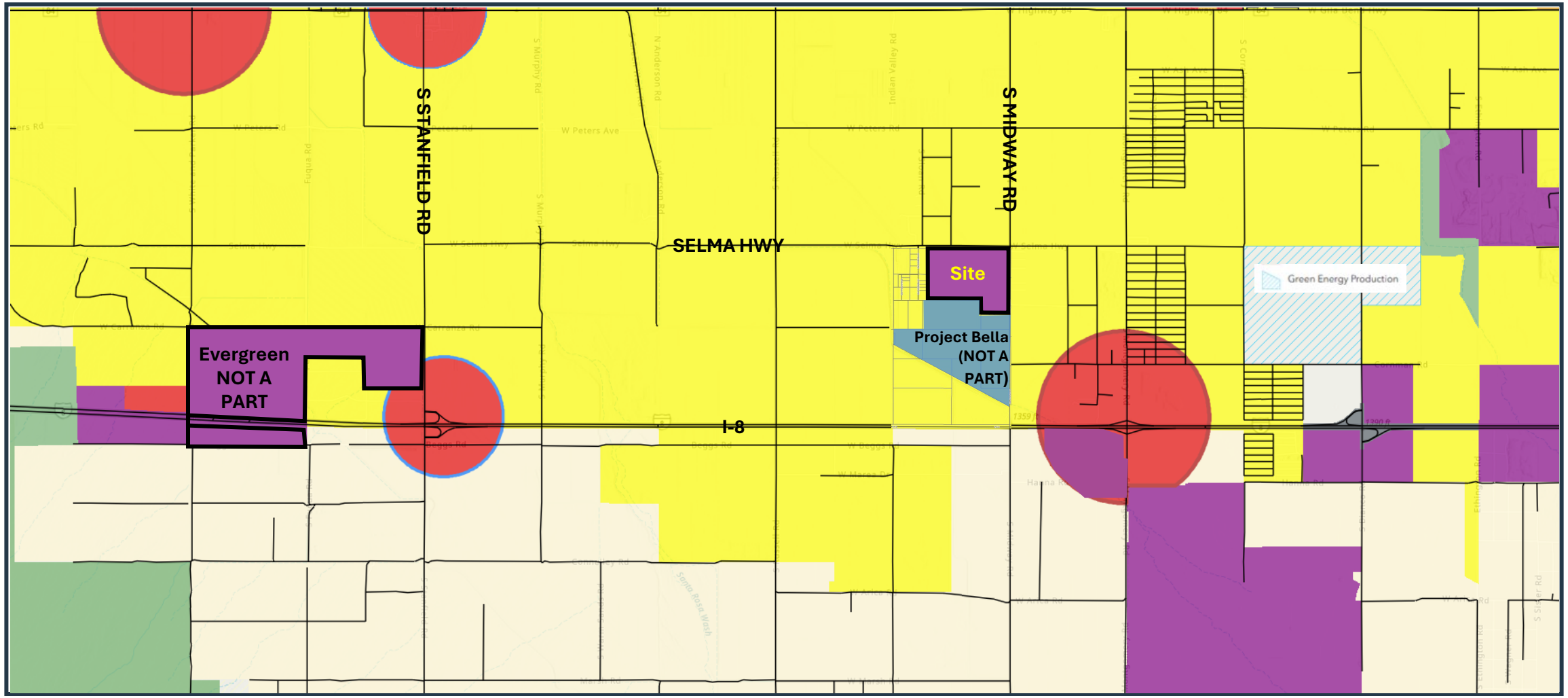
High Intensity Activity Center

General Public Facilities/Services

https://www.wmbattorneys.com/

N

TAB 3



Proposed Comprehensive Plan Map

WITHEY MORRIS BAUGH

Very Low Density Residential (0-1 du/ac)

Moderate Low Density Residential (1-3.5 du/ac)

Employment

Mid Intensity Activity Center

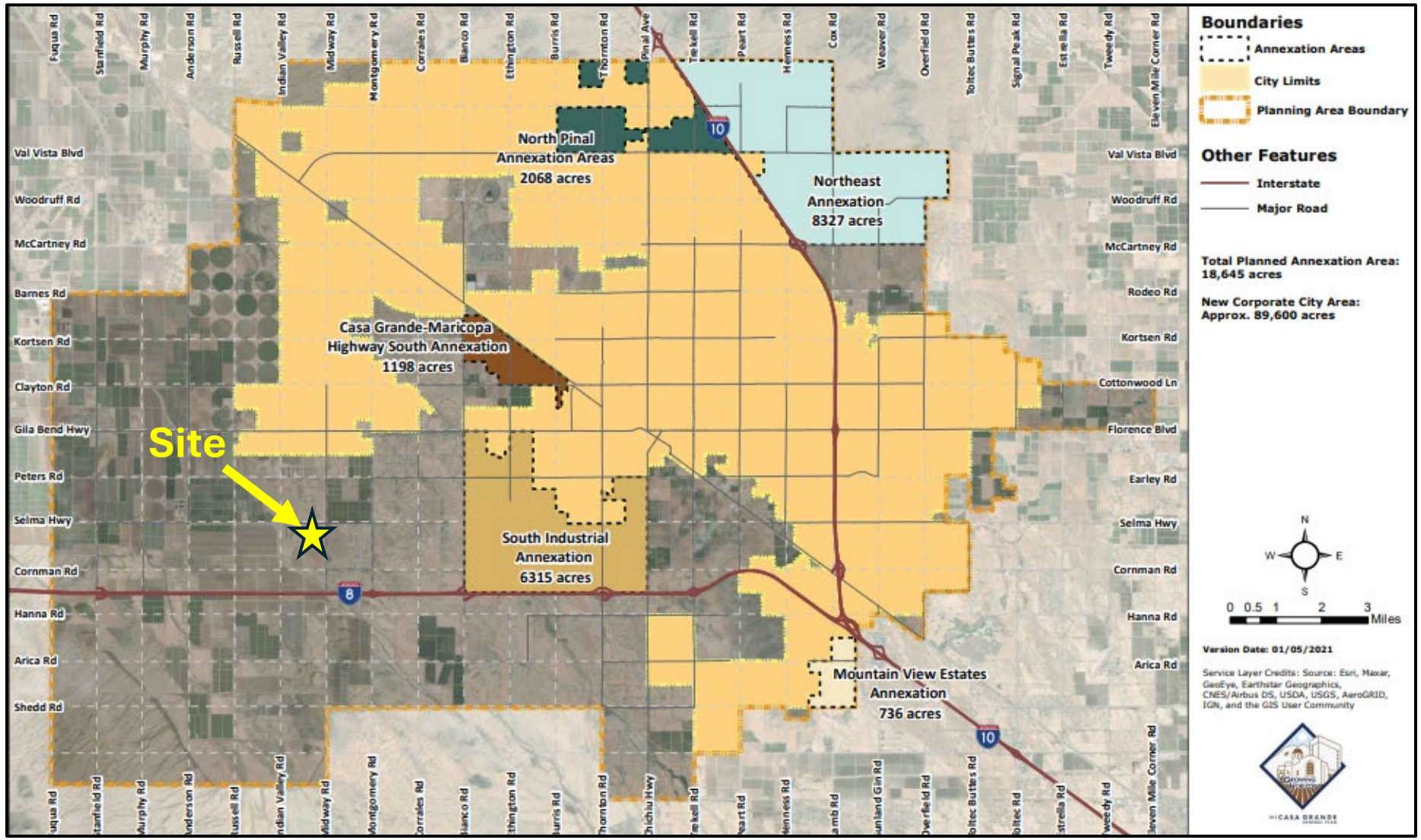
High Intensity Activity Center

General Public Facilities/Services

https://www.wmbattorneys.com/

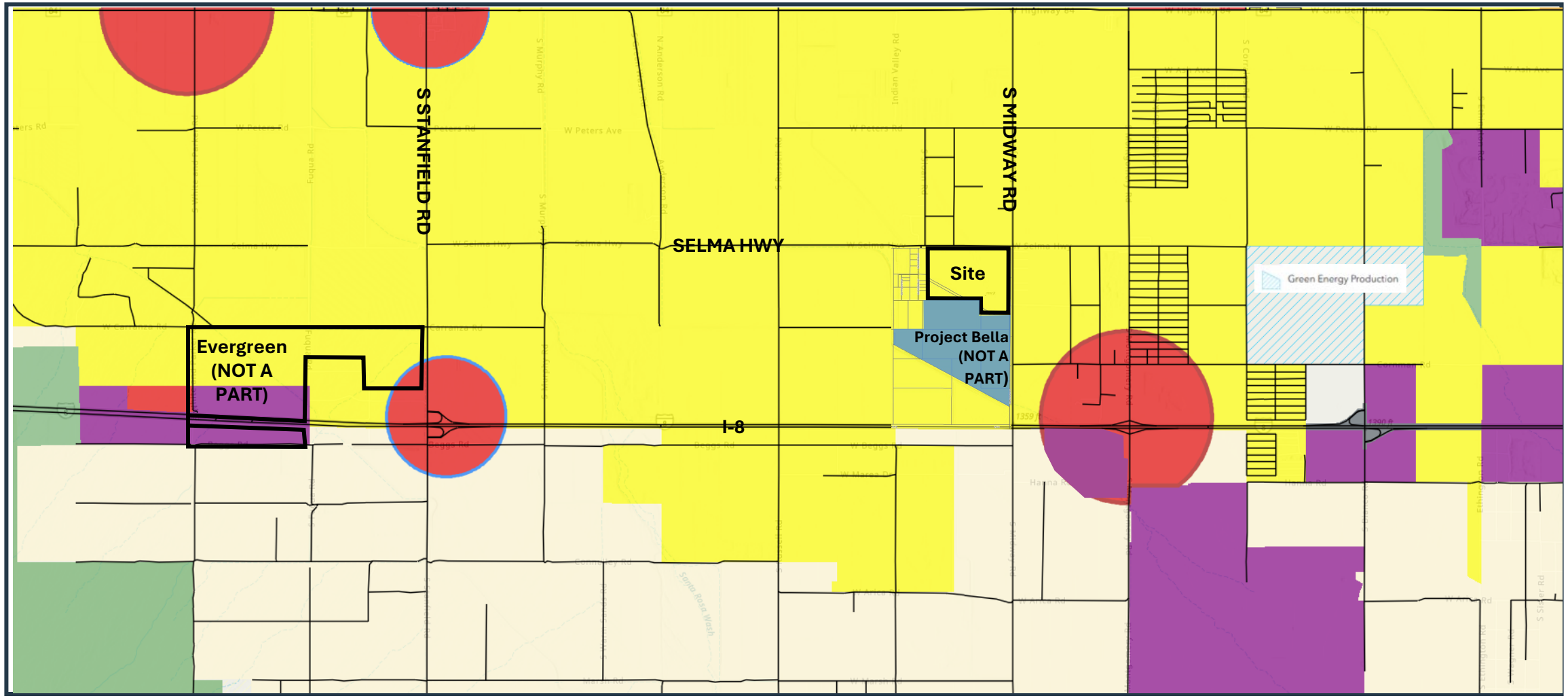
N

TAB 4



Casa Grande Future Annexation Area Map

https://www.wmbattorneys.com/



Existing Comprehensive Plan Map

WITHEY MORRIS BAUGH

Very Low Density Residential (0-1 du/ac)

Moderate Low Density Residential (1-3.5 du/ac)

Employment

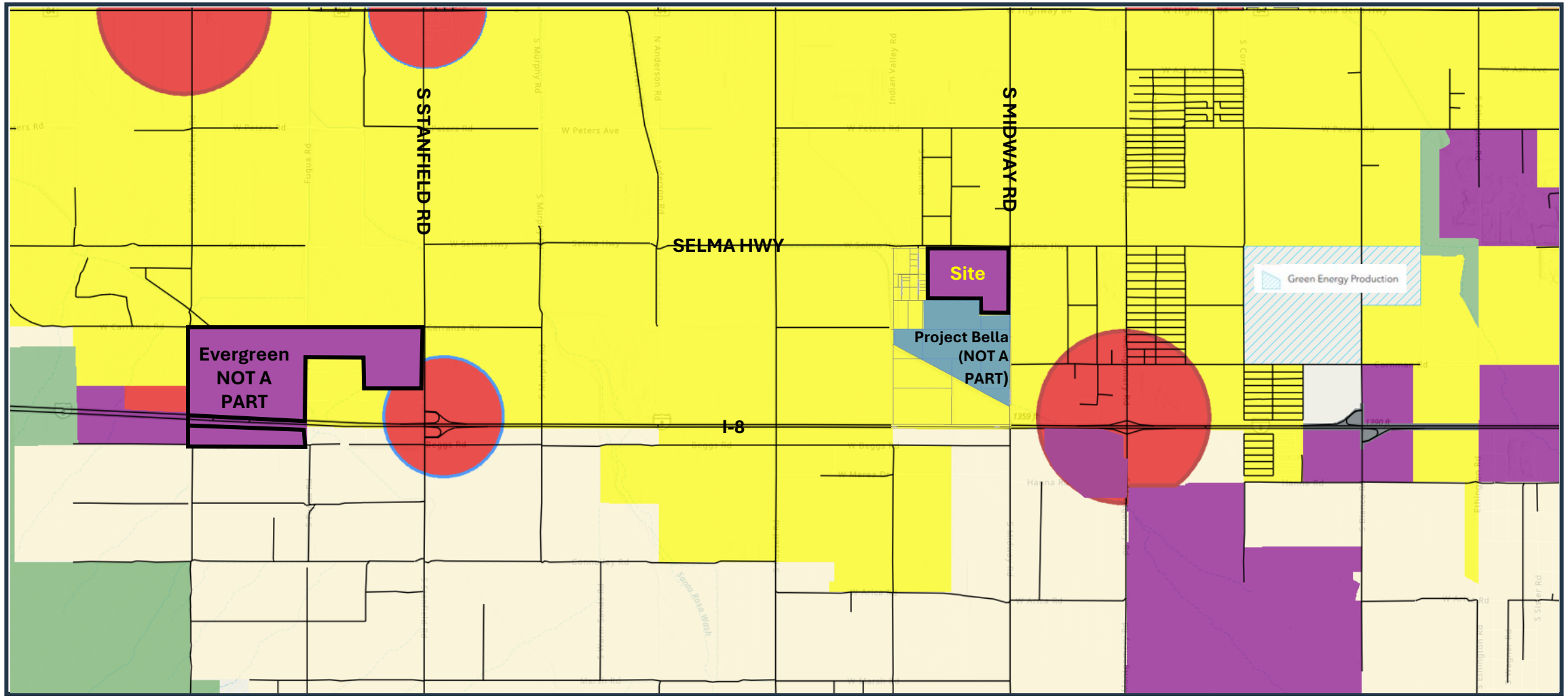
Mid Intensity Activity Center

High Intensity Activity Center

General Public Facilities/Services

https://www.wmbattorneys.com/

N



Proposed Comprehensive Plan Map

WITHEY MORRIS BAUGH

Very Low Density Residential (0-1 du/ac)

Moderate Low Density Residential (1-3.5 du/ac)

Employment

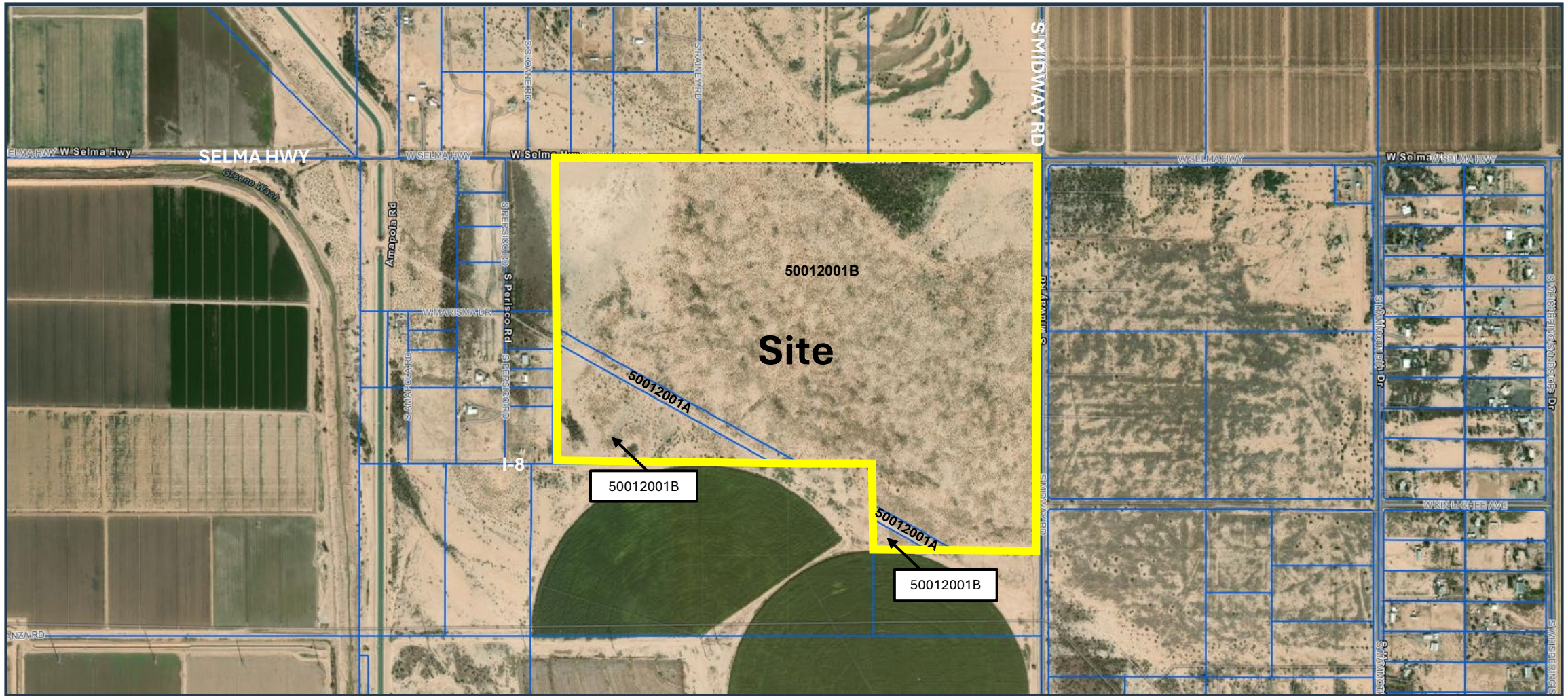
Mid Intensity Activity Center

High Intensity Activity Center

General Public Facilities/Services

https://www.wmbattorneys.com/

N



Site Aerial Map

WITHEY
MORRIS
BAUGH

https://www.wmbattorneys.com/

N

Mailed Notice

WITHEY
MORRIS
BAUGH

April 30, 2025

Notice of Project & Neighborhood Meeting

Dear Property Owner or Resident:

Our firm represents IDM Companies ("IDM") regarding +/-215 acres of land located at the southwest corner of Midway Road and Selma Highway in unincorporated Pinal County (the "Property"), as depicted in the enclosed aerial map. The purpose of this letter is to introduce ourselves and let you know about our intended development proposal.

IDM, which was established in 1993, is a fully integrated real estate company focused on investing, developing and managing a diverse portfolio of residential, commercial, and commerce park developments. As part of its core philosophy, IDM traditionally owns and manages all of its developments long-term, ensuring quality and thoughtful design and development and long-term partnerships within the communities in which they locate.

Due to its proximity to the I-8 corridor and existing energy infrastructure, IDM is proposing to develop the Property with employment-focused uses. These uses may include warehousing, advanced manufacturing, data centers, or other flex and light industrial uses. To accommodate the proposed development, we intend to file an application to change the Property's Comprehensive Plan land use designation from "Moderate Low Density Residential" to "Employment."

We would like to invite you to a neighborhood meeting to discuss our proposal and share conceptual development plans. The meeting will be held as follows:

Date:	Wednesday, May 14, 2025
Time:	6:00 pm
Location:	Francisco Grande Hotel and Golf Resort, Agave Room 12684 W Gila Bend Highway, Casa Grande, AZ 85193

If you have any questions or comments about this development proposal, please feel free to contact me at 602-230-0600 or hayes@wmbattorneys.com. When hearing dates are scheduled, we will send out another letter notifying you of those dates and times.

Thank you for your courtesy and consideration.

Sincerely,

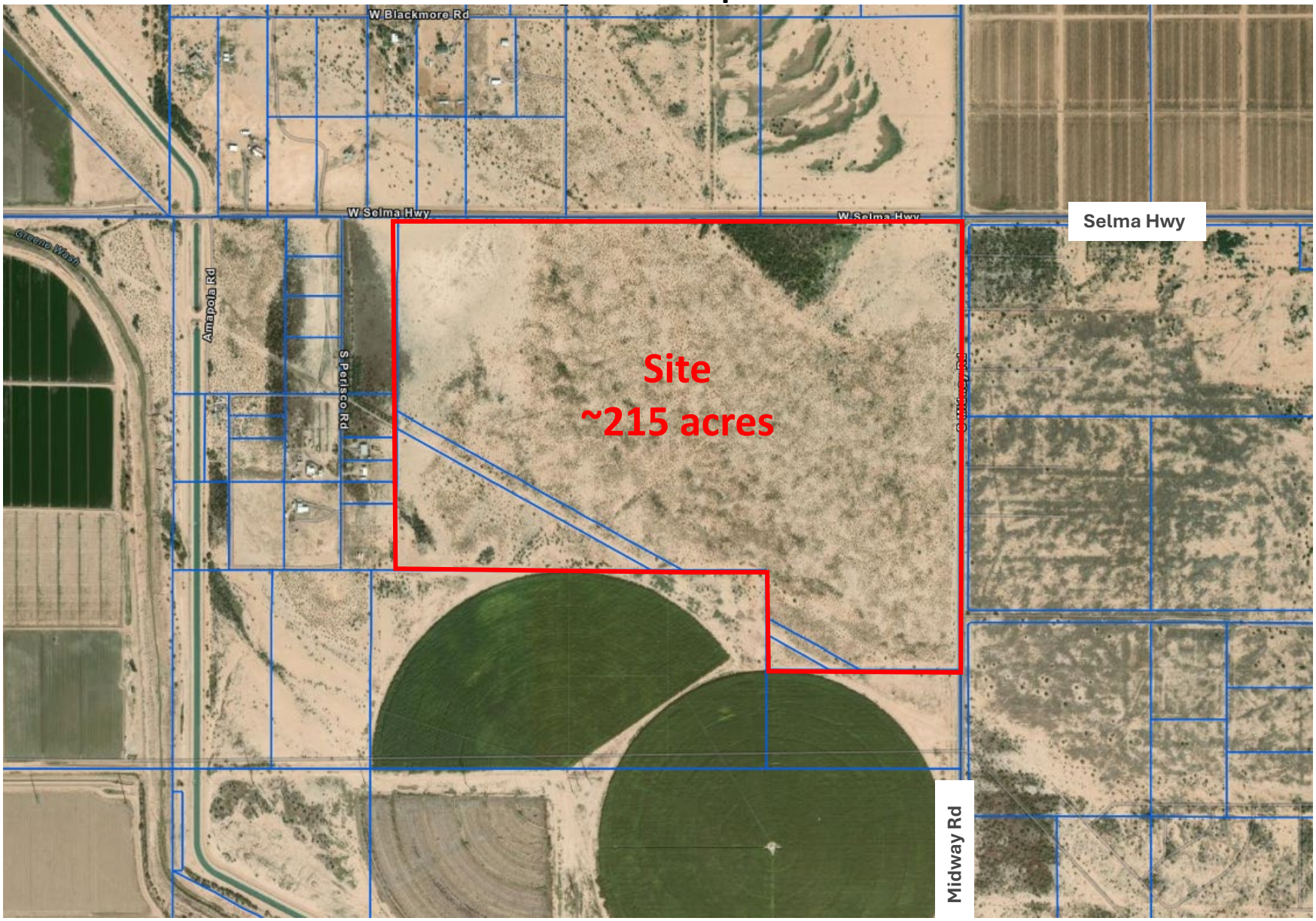
WITHEY MORRIS BAUGH P.L.C.

By
Alex Hayes

Enclosures: Site Aerial Map, Proposed Comprehensive Plan Map

P: 602.230.0600
F: 602.212.1787
wmbattorneys.com
info@wmbattorneys.com
2525 E Arizona Biltmore Circle, Suite A-212
Phoenix, AZ 85016

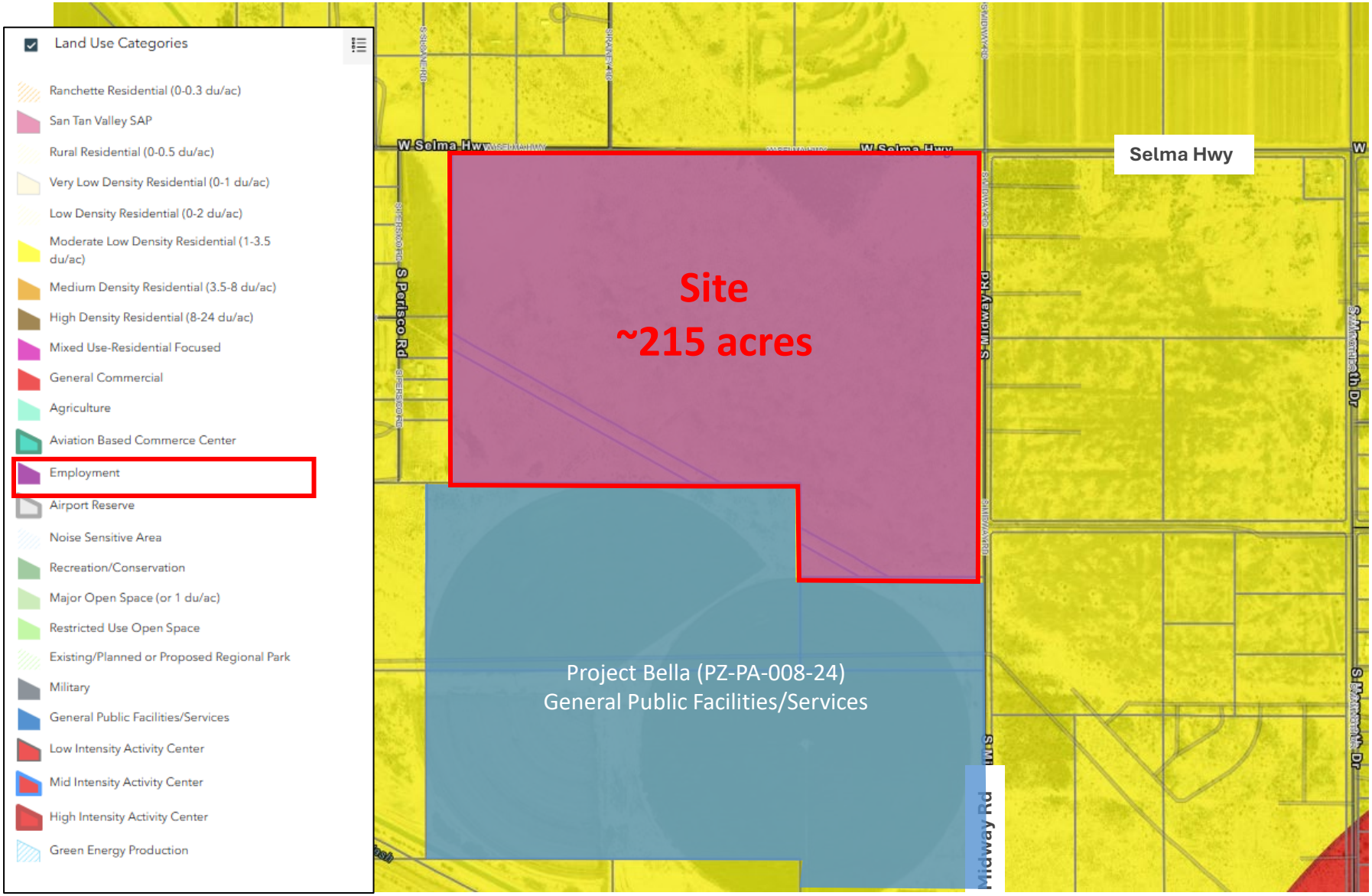
Aerial Map



SWC Selma Hwy and Midway Rd, Pinal County

N

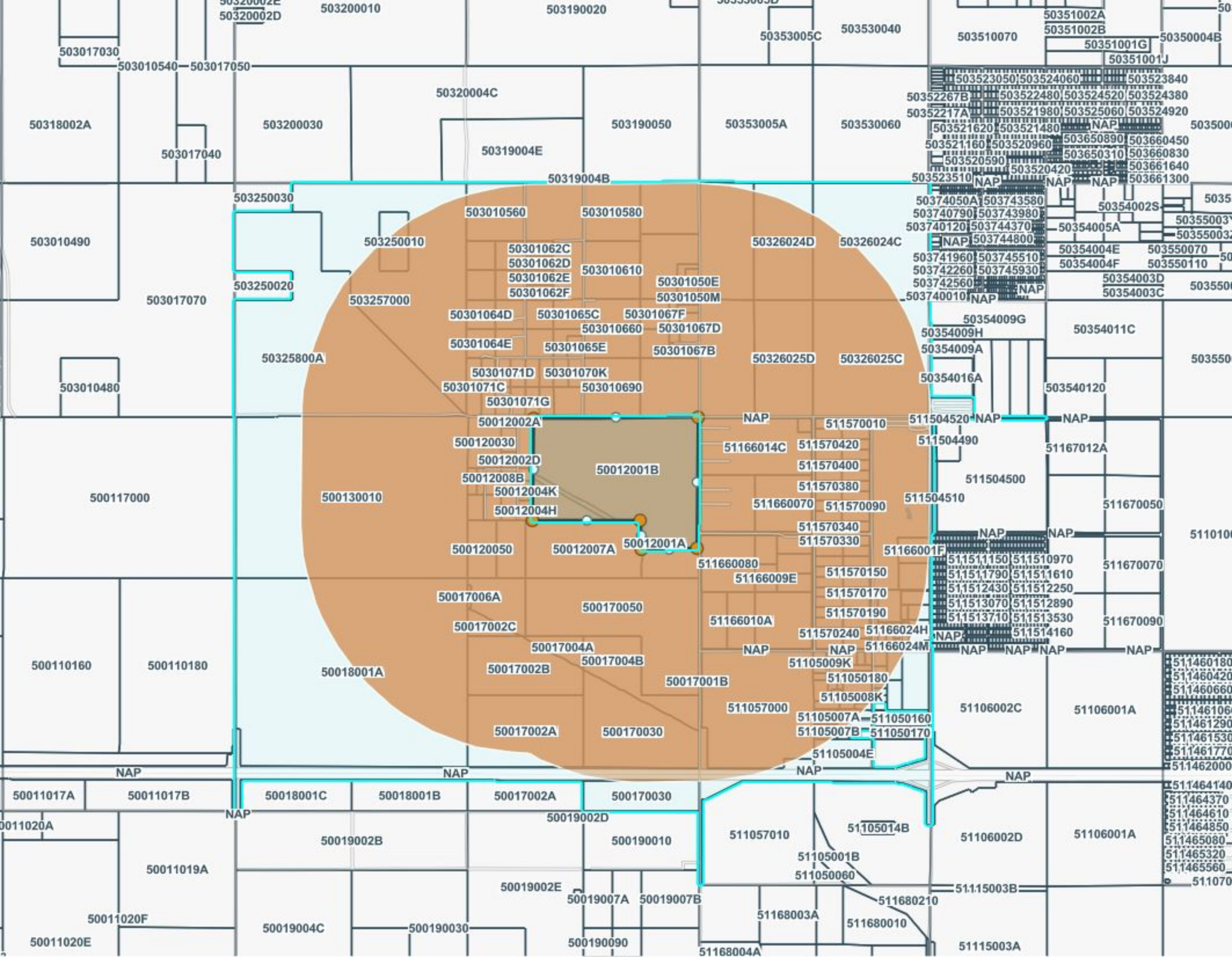
Proposed Comprehensive Plan Map



SWC Selma Hwy and Midway Rd, Pinal County

N

1,200 foot Mailing Radius


503200010
503190020
50320002E
50320002D
503017030
503010540
503017050
50353005C
503530040
503510070
50351002A
50351002B
50351001G
50351001J
50350004B
50320004C
50318002A
503200030
503190050
50353005A
503530060
503017040
50319004E
50319004B
503250030
503010560
503010580
503010490
503250010
50301062C
50301062D
50301062E
50301062F
503010610
50326024D
50326024C
503250020
503017070
503257000
50301050E
50301050M
50301064D
50301065C
50301067F
503010660
50301067D
50301064E
50301065E
50301067B
50325800A
50326025D
50326025C
50301071D
50301070K
50301071C
503010690
50301071G
503010480
50012002A
NAP
511570010
511504520
511504490
500120030
51166014C
511570420
50012002D
50012001B
511570400
50012008B
511570380
50012004K
511504510
500117000
500130010
50012004H
511660070
511570090
511570340
511570330
500120050
50012007A
50012001A
51166001F
511660080
51166009E
511570150
50017006A
511570170
500170050
511570190
51166010A
50017002C
511570240
51166024H
50017004A
51166024M
50017004B
51105009K
500110160
500110180
50018001A
50017002B
50017001B
511050180
51105008K
511057000
51105007A
511050160
51105007B
511050170
50017002A
500170030
51105004E
50011017A
50011017B
50018001C
50018001B
50017002A
500170030
50019002D
50019002B
500190010
511057010
51105014B
51106002D
51106001A
51106002C
51167012A
511504500
511670050
511670070
511670090
51151150
51510970
51151790
51511610
51512430
51512250
51513070
51512890
51513530
51514160
50011019A
50019002E
50019007A
50019007B
51115003B
511680210
51168003A
511680010
50011020F
50019004C
500190030
50011020E
500190090
51168004A
51115003A

Mailing List - Property Owners and Stakeholders

AGUILAR ANGELICA
12424 W HIDALGO AVE
AVONDALE , AZ 85323-3975

ALBRIGHT LARRY S
3676 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3743

ARTEMAN MELISSA L
3342 S WHISPERNG SAND DR
CASA GRANDE , AZ 85193-8519

AVERY JASON & TABITHA
4763 S MAMMOTH DR
CASA GRANDE , AZ 85193-3767

AVRAMOVIC VERA
1807 E MENLO ST
MESA , AZ 85203-3133

BARTELS BRETT A & PAULA
1471 N KOENIG DR
CASA GRANDE , AZ 85122-2344

BAXTER VISMINDA G SURVIVOR S TRUST
3463 S MAMMOTH DR
CASA GRANDE , AZ 85193-3768

BRUNO KARRY ANN
1157 E AVENIDA FRESCA
CASA GRANDE , AZ 85122-2100

BRUNO WILLIAM S
PO BOX 1630
CHANDLER , AZ 85244-4163

CALLAWAY JON M & RHODES-CALLAWAY
JANICE E TRS
30043 W BLACKMORE RD
CASA GRANDE , AZ 85193-3816

CARAVELLO DELORES P
8832 E PUEBLO AVE LOT 2
MESA , AZ 85208-8290

CASA IN CASA LLC
6730 E MCDOWELL RD STE 136
SCOTTSDALE , AZ 85257-7313

CASA IN CASA PROPERTIES LLC
6730 E MCDOWELL RD STE 136
SCOTTSDALE , AZ 85257-7313

CASARES ANTONIO
16740 W PIONEER ST
GOODYEAR , AZ 85338-8970

CASHMERE HOMES LLC
3290 S MONTGOMERY RD
CASA GRANDE , AZ 85193-3922

CASTILLO ANTONIO B & MARIA A
27847 W CORNMAN RD
CASA GRANDE , AZ 85193-3763

CATALDO PAUL M
30420 W SELMA HWY
CASA GRANDE , AZ 85193-3751

CAZARAS ANTONIO
16740 W PIONEER ST
GOODYEAR , AZ 85338-8970

CERVANTES JOSE
3751 S PERSICO RD
CASA GRANDE , AZ 85193-3782

CHAPMAN BERT
3395 S MAMMOTH DR
CASA GRANDE , AZ 85193-3769

CHASE LARYSSA RAE & JOSHUA STEVEN
5068 S COYOTE LN
CASA GRANDE , AZ 85193-3872

CHRISTY FAMILY TRUST
6991 W ASHBY DR
PEORIA , AZ 85383-3309

CHRISTY HAN R & JUNGHI TRS
6991 W ASHBY DR
PEORIA , AZ 85383-3309

COLWELL WALTER H TR
4405 S MAMMOTH DR
CASA GRANDE , AZ 85193-3767

CONAWAY LAURA ANNE TR
4028 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-8519

CRAIG MICHAEL D & CAREY A
4547 S MAMMOTH DR
CASA GRANDE , AZ 85193-3764

DANTEZ INVESTMENTS LLC
6730 E MCDOWELL RD STE 136
SCOTTSDALE , AZ 85257-7313

DAY TERRY E
MAIL RETURN
, -

DESERT STAR VENTURES LLC
10335 N GERONIMO DR
CASA GRANDE , AZ 85122-2817

DIAMOND IMANI
MAIL RETURN
, -

DICKSON JERRY EDWARD
3746 S WHISPERING SANDS DR
CASA GRANDE, AZ 85193-3745

EL PASO NATURAL GAS CO
P O BOX 4372
HOUSTON, TX 77210-0437

ELKINS ETHAN S & KRISTINA
4262 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3741

EVANS JACK DEWITT
833 ARDMORE CIR
REDLANDS , CA 92374-4620

EVERLASTING INVESTMENTS LLC
1664 W MERRILL LN
GILBERT , AZ 85233-3171

FEDERAL NATIONAL MORTGAGE ASSOC
5600 GRANITE PKWY APT VII
PLANO , TX 75024-4412

FIEDLER JENNIFER
29915 W BLACKMORE RD
CASA GRANDE , AZ 85193-3838

FIGUEROA LUIS & CARMEN H
27788 W CORNMAN RD
CASA GRANDE , AZ 85193-3778

FUENTES JONATHAN RAMIREZ JR
3809 S PERSICO RD
CASA GRANDE , AZ 85193-3780

GAUTHIER DAVID R II
2558 W MEDINA AVE
MESA , AZ 85202-2690

GILCHRIST MICHAEL
5020 S COYOTE LN
CASA GRANDE , AZ 85193-3872

GORDON KERIN ANN
4476 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3741

GRADO RAFAEL JR
3646 W RUE DE LAMOUR AVE
PHOENIX , AZ 85029-9111

GUNDERMAN WILLIAM
4546 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3743

GUTIERREZ JUAN M & ROSA M
716 E MANOR DR
CASA GRANDE , AZ 85122-2280

GWINN NICHOLAS & ARIANNA
3816 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3740

HANKS AUDREY A REV LIVING TRUST
2050 OVERLAND AVE
BILLINGS , MT 59102-2645

HARPER DENNIS W & CARRIE
2314 MAZATZAL ST
SHOW LOW , AZ 85901-1701

HAWKINS EDWARD JR
26 RAINEY CT
COLUMBIA , SC 29229-9964

HEICK CLIFFERD CURRY
27795 W CORNMAN RD
CASA GRANDE , AZ 85193-3764

HICKS STANLEY J
4501 DUSTY TRAIL ST
NORTH LAS VEGAS , NV 89031-8903

HIGUERA JORGE LUIS HURTADO & SOTO
MAGDALENA I CO-TRS
586 N OXFORD LN
CHANDLER , AZ 85225-5480

HOBDEN STEVEN
3462 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3740

HORTON TERRY & TIFFINEY
1833 E JULIE DR
TEMPE , AZ 85283-3329

HUBBELL AMBER
5250 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3746

JIMENEZ MARIA
4617 S MAMMOTH DR
CASA GRANDE , AZ 85193-3767

JORDE HACIENDA INC
PO BOX 309
HIGLEY , AZ 85236-6030

KZAZ LLC
2172 M AVE
WILLIAMSBURG , IA 52361-1856

LA MANCHA RIDGE LLC
3806 WEATHERLY CIR
WESTLAKE VILLAGE , CA 91361-1382

LARA ARMANDO AGUILAR
2401 W INDIAN SCHOOL RD LOT 21
PHOENIX , AZ 85015-5495

LEON LEONARDO & IRMA
22837 S 130TH ST
CHANDLER , AZ 85249-9323

LEWIS EDWARD & GWENDOLYN
4194 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3741

LEYVAS MARGARITA
3536 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3740

LOMELI PETER C LIVING TRUST
4334 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3741

LONG BUDDY K & MENDOZA DIANA C
5000 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3742

LY TAI T
3015 W MARCONI AVE
PHOENIX , AZ 85053-3403

M & M HOMESTEADS LLC
5106 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3742

MACAK JOHN
2300 S MIDWAY RD
CASA GRANDE , AZ 85193-3971

MACAK JOHN J
2300 S MIDWAY RD
CASA GRANDE , AZ 85193-3971

MACIAS LAURA ELENA
2464 S MIDWAY RD
CASA GRANDE , AZ 85193-3973

MACIAS MIGUEL H
2658 S MIDWAY RD
CASA GRANDE , AZ 85193-8519

MACIAS MIGUEL H
29048 W BELKNAP RD
CASA GRANDE , AZ 85193-8519

MALDONADO PROPERTIES LLC
MAIL RETURN
, -

MARICOPA-STANFIELD IRRIGATION &
DRAINAGE DISTRICT
41630 W LOUIS JOHNSON DR
MARICOPA , AZ 85138-8540

MARQUEZ DANIEL
4029 S MAMMOTH DR
CASA GRANDE , AZ 85193-3767

MARQUEZ FRANK & BRIDGET
4762 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3742

MASYNO LAND HOLDINGS LLC
PO BOX 520
COOLIDGE , AZ 85128-8001

MATHEY ROBERT N
3465 N COCHISE STRONGHOLD RD
COCHISE , AZ 85606-6876

MAUS STEVEN & SHARON
28051 W SELMA HWY
CASA GRANDE , AZ 85193-3758

MCCASLIN JOHN I
1185 E CORDOVA AVE
CASA GRANDE , AZ 85122-2114

MEJIA RAMIRO
4616 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3741

MIDWAY RANCHES LLC
1225 E WARNER RD UNIT 9
TEMPE , AZ 85284-4324

MOODY JOE
3394 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3740

MOORE DEBORAH A
27849 W KIN LI CHEE AVE
CASA GRANDE , AZ 85193-3765

MOORE ELVIN B & JACQUELYNN J
4263 S MAMMOTH DR
CASA GRANDE , AZ 85193-3766

MORGENTHAL MARY J
7026 N 22ND DR
PHOENIX , AZ 85021-1770

MOSSON VERONICA A
928 N KADOTA AVE
CASA GRANDE , AZ 85122-2354

NGUYEN DUNG Q
4169 PEBBLE POINTE LN
LILBURN , GA 30047-7806

NICHOLS JOSEPH M PATRICK
1515 N GILBERT RD STE 107-103
GILBERT , AZ 85234-4231

NICHOLS JOSEPH M PATRICK
MAIL RETURN
, -

NUNNINK THEODORE E & MARY JUNE
5190 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3742

OCHOA JESUS A
2536 N ABBEY RD
CASA GRANDE , AZ 85122-2124

PALM LANE PROPERTIES LLC
42097 N COYOTE RD
SAN TAN VALLEY , AZ 85140-0969

PALMER FRANCIS L JR & GUENTHER SUSAN H
7063 PORTER RD
GRAND BLANC , MI 48439-9850

PEARCE BUDD E
3888 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3740

PETERS & MIDWAY 150 LLC
20 S KYRENE
CHANDLER , AZ 85226-8522

PHAN LY T & VO NHI Y
6 HORTON PL
MILTON , MA 02186-6472

POWELL BILL & SUSAN
4689 S MAMMOTH DR
CASA GRANDE , AZ 85193-3767

PULIDO MARIANO BONILLA & HERNANDEZ DELFINA AGUILAR CO-TRS
6643 W MCKINLEY ST
PHOENIX , AZ 85043-3241

QUILLEN CINDY L
5180 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3742

RAMIREZ CHRISTOPHER T
1338 E DESERT FERN TRL APT TL
CASA GRANDE , AZ 85122-2115

RAY GORDON & CHRISTEE FAM TRUST
2243 E CLAXTON ST
GILBERT , AZ 85297-7112

REAGAN LINDA G
3860 S PERISCO RD
CASA GRANDE , AZ 85122-8512

REAGAN VINCENT
3860 S PERISCO RD
CASA GRANDE , AZ 85122-8512

REEFER RONALD C & DONNA J ETAL
598 GIRTY RD
SHELOCTA , PA 15774-1577

RESERVOIR FAVOR INVESTMENTS LLC
6034 S 20TH GLN
PHOENIX , AZ 85041-1543

RHODES BRIAN SCOTT
PO BOX 11090
CASA GRANDE , AZ 85130-0013

RHODES BRIAN SCOTT & APRIL BETH
PO BOX 11090
CASA GRANDE , AZ 85130-0013

ROYAL ESTATES AT MIDWAY LLC
321 HIGHBRIDGE LN
PROSPER , TX 75078-8246

RYL-KUCHAR EDGARDO & ROSE M
2724 S SLOANE RD
CASA GRANDE , AZ 85193-3601

SALT RIVER PROJECT AG IMP & POWER DIST
PO BOX 52025
PHOENIX , AZ 85072-2202

SELMA & MIDWAY LLC
1223 S CLEARVIEW AVE STE 107
MESA , AZ 85209-9330

SHELBRACK RICHARD M REV FAM TRUST ETAL
16803 W SENNA CT
SURPRISE , AZ 85387-7757

SMITH JAMES WILLIAM & SUSAN WESLEY
3606 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3743

SPOO HEATHER D
4195 S MAMMOTH DR
CASA GRANDE , AZ 85193-3760

STIGARS TAMMY J
4688 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3741

T & K INVESTMENTS
PO BOX 189
STANFIELD , AZ 85172-2160

THAI PHONG
2556 BLACK HAWK LN
LINCOLN , CA 95648-8771

TRIPLE R-5422 LLC
20871 SE 42ND ST
MORRISTON , FL 32668-8417

VAL VISTA MARKETPLACE LLC
4237 E KEIM DR
PARADISE VALLEY , AZ 85253-3392

VARGAS SONIA M
3537 S MAMMOTH DR
CASA GRANDE , AZ 85193-3768

VIEZCAS ALFREDO & RUELAS MONICA AYON
4738 S CALLE DE ALICIA
CASA GRANDE , AZ 85193-3768

VILLEGAS GUILLERMO VALDEZ
3693 S PERSICO RD
CASA GRANDE , AZ 85193-8519

WEST BILLY
4335 S MAMMOTH DR
CASA GRANDE , AZ 85193-3766

WHITFIELD BOB & BARBARA
3677 S MAMMOTH DR
CASA GRANDE , AZ 85193-8519

WHITTEMORE STEVEN B & ELAINE M
3607 S MAMMOTH DR
CASA GRANDE , AZ 85193-3768

WOODS DANIEL & CATHERINE
2925 E RIGGS RD BOX 174
CHANDLER , AZ 85249-9360

YANG DEBORA TR
5912 RUTLEDGE LN
AUSTIN , TX 78745-5207

List of Attendees In-Person Open House, April 4, 2024 6:00-7:00PM

SIGN-IN

IDM Companies

Southwest corner of Midway Road and Selma Highway, unincorporated Pinal County, AZ.

Neighborhood Open House Meeting

May 14th, 2025 – 6:00 PM – Francisco Grande Hotel and Golf Resort – Agave Room – 12684 West Gila Bend Highway, Casa Grande, AZ 85193.

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Joseph Nichols	[redacted]	[redacted]	[redacted]
Julie Margenthal	[redacted]	[redacted]	[redacted]
Ed Kuchar	[redacted]	[redacted]	[redacted]
Jon Calloway	[redacted]	[redacted]	[redacted]
Tena Dugan	[redacted]	[redacted]	[redacted]

Meeting Minutes

Citizen Participation Summary

The required neighborhood meeting for the project was held on May 14, 2025 from 6:00 PM to approximately 7:15 PM. The neighborhood meeting was held at the Francisco Grande Hotel and Golf Resort in the Agave Room. In addition to the development team, approximately nine (9) interested neighbors attended, although only five (5) provided contact information on the sign-in sheet. Supervisor Vitiello also attended the meeting.

The development team, in an open-house style meeting, provided neighborhood meeting attendees with an overview of the proposed development and responded to several questions, and responses, as follows:

1) Data Center Land Uses

Attendees had general questions about the nature and operations of data centers. The applicant explained that data centers are typically classified as light industrial or high-tech infrastructure uses. It was noted that these facilities generally operate with low intensity, producing minimal traffic. The applicant emphasized that data centers generate significantly less daily activity than other industrial uses.

2) Open Space and Landscaping

Questions were raised about the inclusion of open space within the project. The applicant confirmed that open space buffers are planned around the site for privacy, security, and visual appeal. A larger open space amenity is also being considered for the southwest portion of the property. Attendees inquired about landscaping, and the applicant confirmed that new landscaping will be incorporated into the design and will complement both the project's architecture and the surrounding rural setting.

3) Building Aesthetics

Some attendees expressed interest in the architectural quality of the facility. The applicant presented renderings of the proposed design, which features modern and clean aesthetics. Attendees responded positively and complimented the building's appearance.

4) Utility Infrastructure

Attendees raised questions about water and energy usage. The applicant explained that modern data centers often use air-cooled systems, which significantly reduce water consumption compared to traditional water-cooled methods. Closed-loop cooling systems were also discussed as a sustainable alternative.
Regarding power, the applicant addressed existing and planned infrastructure that could support the facility and committed to working with local utility providers to ensure compliance with all local, state, and federal regulations.

5) Roadway Improvements

Opinions varied regarding roadway upgrades. While some neighbors supported improved road infrastructure, others preferred maintaining existing dirt roads. The applicant clarified that roadway improvements will be required to accommodate traffic generated by the project. Planned improvements include right-of-way dedications and half-street improvements along Midway Road and Selma Road, including turn lanes. It was also noted that a more detailed traffic study and mitigation plan will be developed as part of future application phases.

6) Area Land Use Pattern

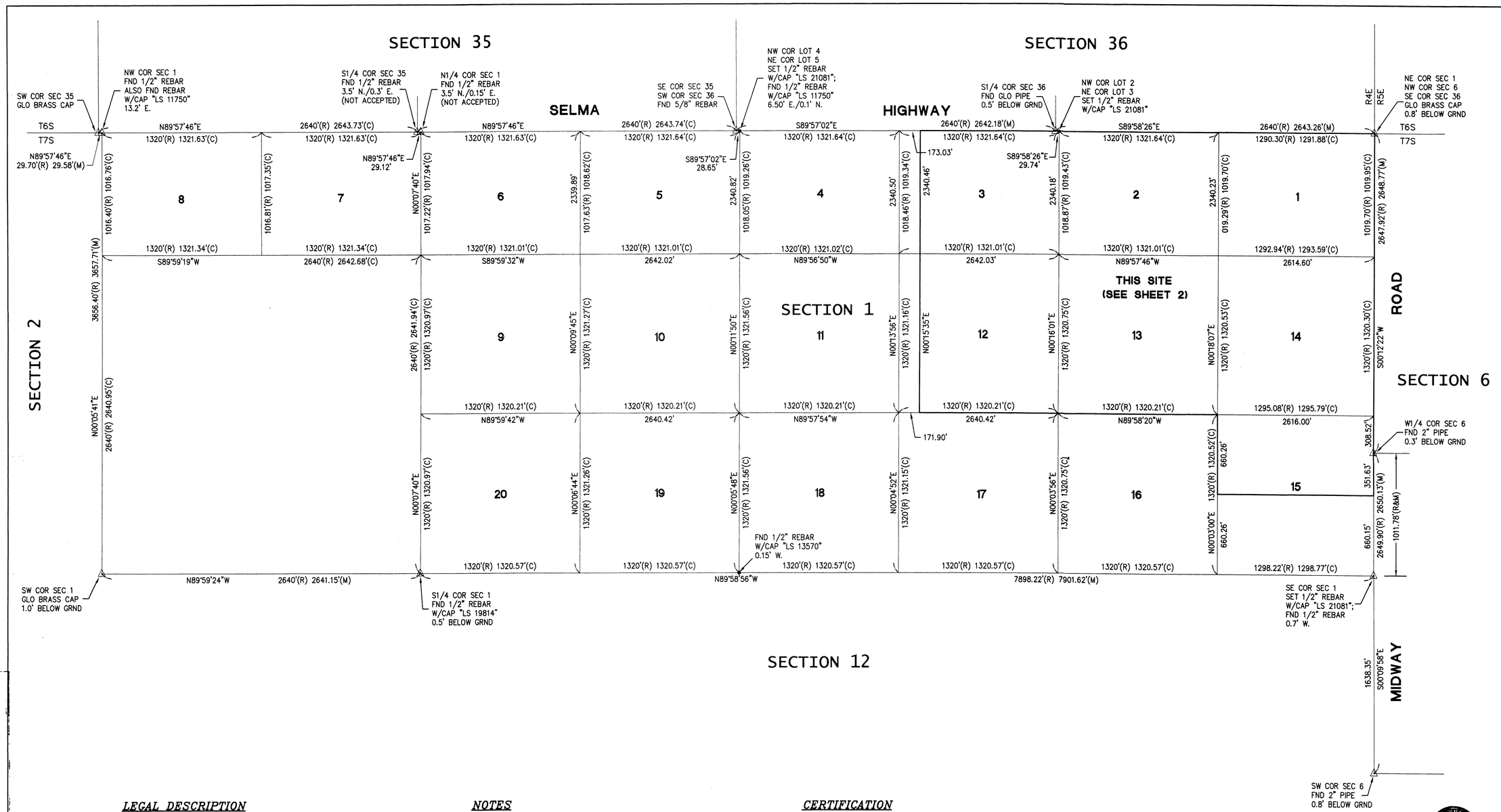
The broader land use context was discussed, particularly how regional infrastructure projects such as the future Interstate 11 may influence development patterns. The applicant referenced Casa Grande's vision for an industrial and employment corridor in the area, aligning with the data center's proposed location and purpose.

7) Fiber Improvements

Several neighbors expressed interest in improved fiber optic connectivity. The applicant confirmed that high-speed fiber infrastructure is essential for data center operations, and new fiber lines will be required for the project. While specific details are still being finalized, these improvements could potentially benefit surrounding properties, and further information will be provided in future submittals.

Summary

Overall, community feedback was mixed but largely constructive. Several attendees shared positive comments about the proposal and the potential for economic development, while others expressed a desire to preserve the rural character of the area. No formal opposition to the proposed Comprehensive Plan Amendment was noted during the meeting.



LEGAL DESCRIPTION

Lots 1, 2, 13, 14 and the North half of Lot 15 and the East 61.71 acres of Lots 3 and 12 of Section 1, Township 7 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT two tracts of land containing a total of 5.852 acres described as follows:

TRACT 1 (Lot 15):

BEGINNING at a point located in said Lot 15, said point bears North 52 degrees 03 minutes West, a distance of 1075.4 feet from the Southeast corner of said Section 1; thence West, a distance of 72.2 feet; thence North 61 degrees 00 minutes West, a distance of 427.5 feet; thence North 0 degrees 01 minutes East, a distance of 114.3 feet; thence South 61 degrees 00 minutes East, a distance of 663.3 feet; thence West, a distance of 134.1 feet to the POINT OF BEGINNING.

TRACT 2 (Lots 12 and 13):

BEGINNING at a point on the South boundary of said Lot 13, said point bears North 57 degrees 03 minutes West, a distance of 2432.6 feet from the Southeast corner of said Section 1; thence West, a distance of 72.2 feet; thence North 61 degrees 00 minutes West, a distance of 1885.4 feet; thence North 0 degrees 01 minutes East, a distance of 114.3 feet; thence South 61 degrees 00 minutes East, a distance of 2121.3 feet; thence West, a distance of 134.1 feet to the POINT OF BEGINNING.

NOTES

1. This survey is based upon a title commitment prepared by Chicago Title Insurance Company, Escrow No. 2424937 dated November 24, 2004.

2. This property subject to the following Schedule B Exception items:

a. Reservations and exceptions contained in Patents or in Acts authorizing the issuance thereof.
b. Declaration of Section line roads per Docket 375, page 572.

3. The Surveyor has relied on said title commitment to disclose all matters of record affecting the subject property. The Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other matters that may affect the property.

4. This property lies in Flood Zone C according to FIRM No. 0400077 0925D as published by FEMA on March 5, 1990.

5. There are no buildings on this property.

6. The bearings shown hereon are derived from WGS 84 coordinates as obtained by G.P.S. measurements.

7. © Copyright 2005. These drawings are an instrument of service and are the property of Land Survey Services. No reproduction or use of design concepts are allowed without written permission of Land Survey Services. Any violation of this copyright shall be subject to legal action.

CERTIFICATION

To Chicago Title Insurance Company and Lomar Companies, LLC, KyVek Development, LLC, Mooreland Properties, LLC and Renee Kwan:

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1,3,4,6,8,9,10,11(a),14,15 and 16 from Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, the undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Thomas L. Rope, R.L.S. No. 21081

LEGEND

△ SECTION CORNER

• MONUMENT AS NOTED

OWNER

DAVID H. UTZINGER
4207 E. PALO VERDE DR
PHOENIX, AZ 85018

400 0 200 400 800
(IN FEET)
1 inch = 400 ft.

STATE OF ARIZONA } ss
COUNTY OF PINAL }
1082
2005-018511
I hereby certify that the within instrument is filed in the official records of this County in Surveys Book 12 Page 358
Date: February 23, 2005
Request of: Chad Blueing
Witness my hand and official seal.
Laura Dean-Lytle, Pinal County Recorder
By Jennifer Armenta, Deputy

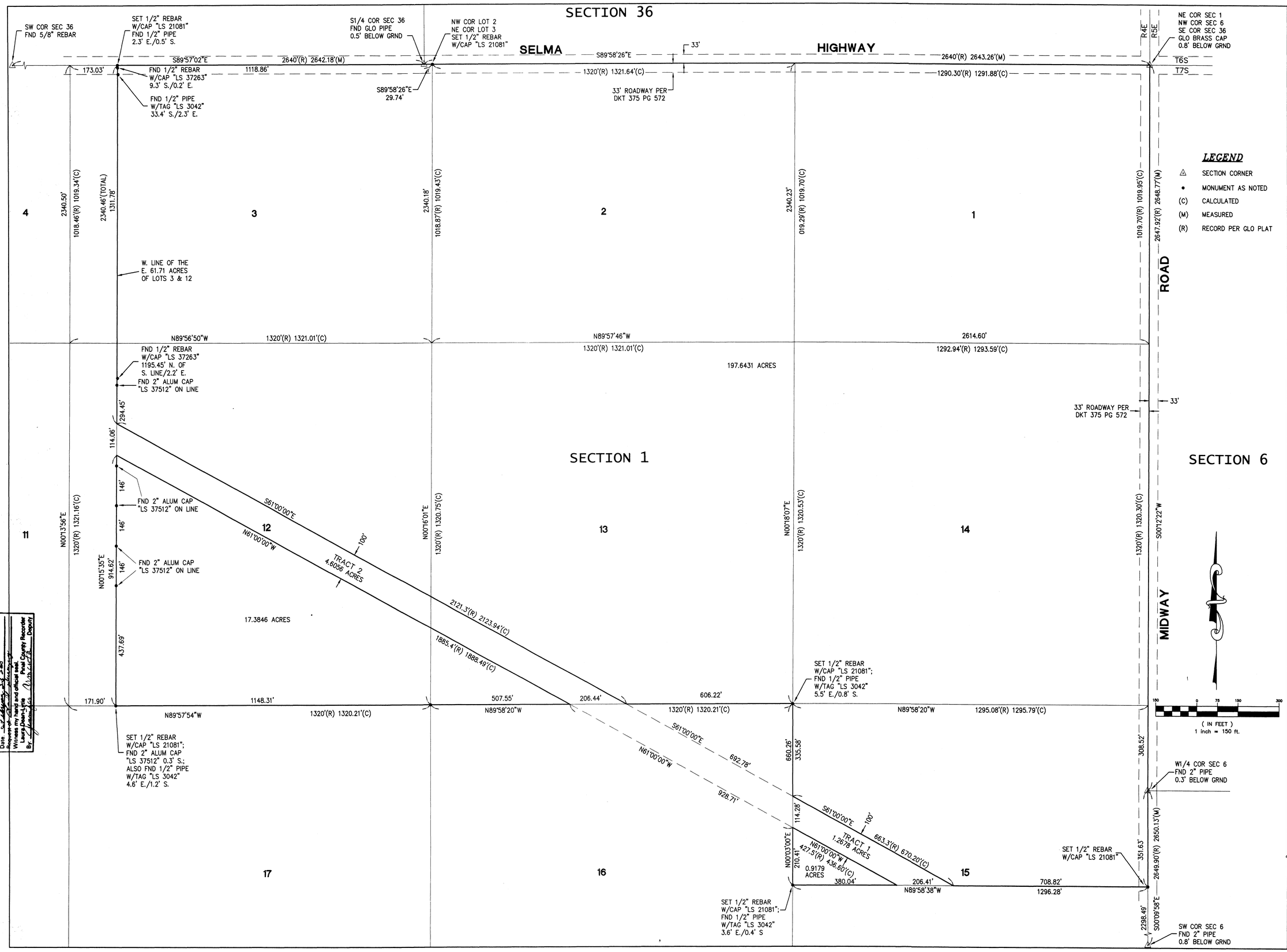
REGISTERED LAND SURVEYOR CERTIFICATE NO. 21081 THOMAS L. ROPE 2-22-05 ARIZONA U.S.A.

Land Survey Services PLC
Thomas L. Rope, R.L.S.
P.O. Box 9597
Phoenix, AZ 85068-9597
(602) 953-2740 Fax 953-8117

RESULTS OF SURVEY

A PORTION OF THE SECTION 1, T7S, R4E
G.&S.R.B.M., PINAL COUNTY, ARIZONA

DRAWN BY:	Thomas Rope
DATE:	JAN2005
JOB NO.:	05005
SHEET	1 OF 2



STATE OF ARIZONA } SS
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Surveys Book 12 Page 356
Date 2-25-05 Time 11:45
Witness my hand and official seal.
Laura Dean-Little Pinal County Recorder
By: Deputy

292
2-25-05 011851

Land Survey Services PLC
Thomas L. Rope, R.L.S.
P.O. Box 9597
Phoenix, AZ 85068-9597
(602) 953-2740 Fax 953-8117

RESULTS OF SURVEY

A PORTION OF THE SECTION 1, T7S, R4E
G.&S.R.B.M., PINAL COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
21081
THOMAS L.
ROPE
2-25-05
ARIZONA U.S.A.

DRAWN BY:	Thomas Rope
DATE:	JAN2005
JOB NO.:	05005
SHEET	2 OF 2

AFFIDAVIT OF Mailing of Notice of Hearing*

I, Stephanie Watney, Applicant for case PZ-PA-013-25 (Case number), personally caused 124 mailer(s) to be mailed by first class post regarding the public hearing associated with case PZ-PA-013-25 on 09/30/2025 (Date), on a form prescribed by the planning division at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed Major CPA (Type of application), in unincorporated Pinal County.

The notice(s) and mailing lists were mailed as attached.

Applicant

STATE OF ARIZONA)
) ss:
COUNTY OF PINAL)

Subscribed and sworn to me by Stephanie Watney this 1 day of October, 2025.

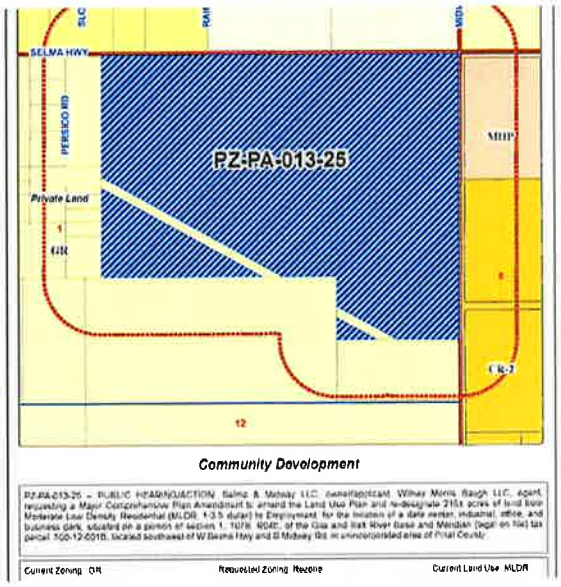
Elizabeth McMillan
Notary Public
My Commission Expires: April 11, 2027

ELIZABETH MCMILLAN
Notary Public - Arizona
Maricopa County
Commission # 644746
My Comm. Expires Apr 11, 2027

*** as directed by your staff Coordinator**
*** please attach the mailer and the list addresses**

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00AM ON THE **16TH DAY OF OCTOBER 2025**, AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC), 311 E 11th STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR **MAJOR COMPREHENSIVE PLAN** AMENDMENT TO THE PINAL COUNTY COMPREHENSIVE PLAN

PZ-PA-013-25 – PUBLIC HEARING/ACTION: Selma & Midway LLC, owner/applicant, Withey Morris Baugh LLC, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 215± acres of land from Moderate Low Density Residential (MLDR, 1-3.5 du/ac) to Employment, for the location of a data center, industrial, office, and business park, situated on a portion of section 1, T07S, R04E, of the Gila and Salt River Base and Meridian (legal on file) tax parcel: 500-12-001B, located southwest of W Selma Hwy and S Midway Rd, in unincorporated area of Pinal County.



DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE:
https://www.pinalcountyaz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx

DATED THIS **23rd** DAY OF **SEPTEMBER 2025**, by Pinal County Community Development Department.

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:

Planning Case Number (see above). Your name, address, telephone number and property tax parcel number **(Print or type)** .A brief statement of reasons for supporting or opposing the request. Whether or not you wish to appear and be heard at the hearing

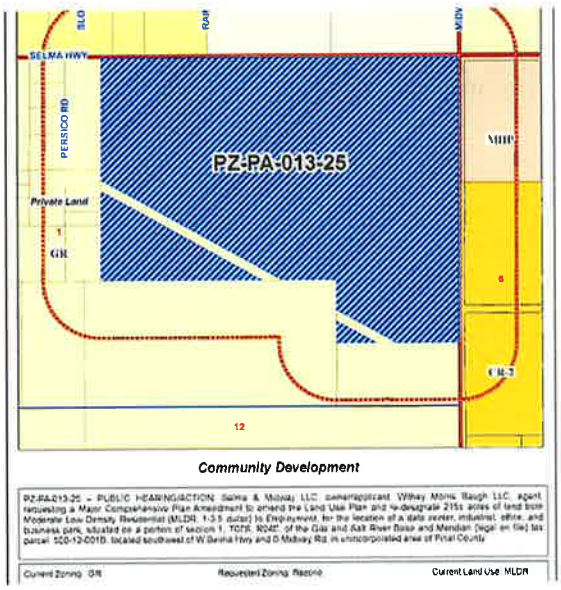
WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY DEVELOPMENT SERVICES DEPARTMENT
85 N. FLORENCE STREET, PO BOX 749.
FLORENCE, AZ 85132

Contact for this matter: Justin Mullis, Planner
E-mail Address: justin.mullis@pinal.gov
Phone: (520) 866-6294

PINAL COUNTY

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00AM ON THE 16TH **DAY OF OCTOBER 2025**, AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC), 311 E 11th STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR **MAJOR COMPREHENSIVE PLAN AMENDMENT** TO THE PINAL COUNTY COMPREHENSIVE PLAN

PZ-PA-013-25 – PUBLIC HEARING/ACTION: Selma & Midway LLC, owner/applicant, Withey Morris Baugh LLC, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 215± acres of land from Moderate Low Density Residential (MLDR, 1-3.5 du/ac) to Employment, for the location of a data center, industrial, office, and business park, situated on a portion of section 1, T07S, R04E, of the Gila and Salt River Base and Meridian (legal on file) tax parcel: 500-12-001B, located southwest of W Selma Hwy and S Midway Rd, in unincorporated area of Pinal County.



DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE:
https://www.pinalcountyaz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx

DATED THIS **23rd** DAY OF **SEPTEMBER 2025**, by Pinal County Community Development Department.

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:

Planning Case Number (see above). Your name, address, telephone number and property tax parcel number **(Print or type)** .A brief statement of reasons for supporting or opposing the request. Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY DEVELOPMENT SERVICES DEPARTMENT
85 N. FLORENCE STREET, PO BOX 749.
FLORENCE, AZ 85132

Contact for this matter: Justin Mullis, Planner
E-mail Address: justin.mullis@pinal.gov
Phone: (520) 866-6294

PINAL COUNTY

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PINAL COUNTY
DEVELOPMENT SERVICES DEPARTMENT
P O BOX 749 (85 N FLORENCE ST.,)
FLORENCE, AZ 85123

NOTICE OF PUBLIC HEARING

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PINAL COUNTY
DEVELOPMENT SERVICES DEPARTMENT
P O BOX 749 (85 N FLORENCE ST.,)
FLORENCE, AZ 85123

NOTICE OF PUBLIC HEARING

AVERY 5160

Easy Peel Address Labels
Bend along line to expose Pop-up Edge

Go to avery.com/templates
Use Avery Template 5160

AGUILAR ANGELICA
12424 W HIDALGO AVE
AVONDALE , AZ 85323-3975

ALBRIGHT LARRY S
3676 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3743

ARTEMAN MELISSA L
3342 S WHISPERNG SAND DR
CASA GRANDE , AZ 85193-8519

AVERY JASON & TABITHA
4763 S MAMMOTH DR
CASA GRANDE , AZ 85193-3767

AVRAMOVIC VERA
1807 E MENLO ST
MESA , AZ 85203-3133

BARTELS BRETT A & PAULA
1471 N KOENIG DR
CASA GRANDE , AZ 85122-2344

BAXTER VISMINDA G SURVIVOR S TRUST
3463 S MAMMOTH DR
CASA GRANDE , AZ 85193-3768

BRUNO KARRY ANN
1157 E AVENIDA FRESCA
CASA GRANDE , AZ 85122-2100

BRUNO WILLIAM S
PO BOX 1630
CHANDLER , AZ 85244-4163

CALLAWAY JON M & RHODES-CALLAWAY
JANICE E TRS
30043 W BLACKMORE RD
CASA GRANDE , AZ 85193-3816

CARAVELLO DELORES P
8832 E PUEBLO AVE LOT 2
MESA , AZ 85208-8290

CASA IN CASA LLC
6730 E MCDOWELL RD STE 136
SCOTTSDALE , AZ 85257-7313

CASA IN CASA PROPERTIES LLC
6730 E MCDOWELL RD STE 136
SCOTTSDALE , AZ 85257-7313

CASARES ANTONIO
16740 W PIONEER ST
GOODYEAR , AZ 85338-8970

CASHMERE HOMES LLC
3290 S MONTGOMERY RD
CASA GRANDE , AZ 85193-3922

CASTILLO ANTONIO B & MARIA A
27847 W CORNMAN RD
CASA GRANDE , AZ 85193-3763

CATALDO PAUL M
30420 W SELMA HWY
CASA GRANDE , AZ 85193-3751

CAZARAS ANTONIO
16740 W PIONEER ST
GOODYEAR , AZ 85338-8970

CERVANTES JOSE
3751 S PERSICO RD
CASA GRANDE , AZ 85193-3782

CHAPMAN BERT
3395 S MAMMOTH DR
CASA GRANDE , AZ 85193-3769

CHASE LARYSSA RAE & JOSHUA STEVEN
5068 S COYOTE LN
CASA GRANDE , AZ 85193-3872

CHRISTY FAMILY TRUST
6991 W ASHBY DR
PEORIA , AZ 85383-3309

CHRISTY HAN R & JUNGHI TRS
6991 W ASHBY DR
PEORIA , AZ 85383-3309

COLWELL WALTER H TR
4405 S MAMMOTH DR
CASA GRANDE , AZ 85193-3767

CONAWAY LAURA ANNE TR
4028 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-8519

CRAIG MICHAEL D & CAREY A
4547 S MAMMOTH DR
CASA GRANDE , AZ 85193-3764

DANTEZ INVESTMENTS LLC
6730 E MCDOWELL RD STE 136
SCOTTSDALE , AZ 85257-7313

DAY TERRY E
MAIL RETURN

DESERT STAR VENTURES LLC
10335 N GERONIMO DR
CASA GRANDE , AZ 85122-2817

DIAMOND IMANI
MAIL RETURN

Pat avery.com/patents

Étiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop-up

Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

AVERY 5160 | Easy Peel® Address Labels | Go to avery.com/templates

Bend along line to expose Pop-up Edge | Use Avery Template 5160®

DICKSON JERRY EDWARD
3746 S WHISPERING SANDS DR
CASA GRANDE, AZ 85193-3745

EL PASO NATURAL GAS CO
P O BOX 4372
HOUSTON, TX 77210-0437

ELKINS ETHAN S & KRISTINA
4262 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3741

EVANS JACK DEWITT
833 ARDMORE CIR
REDLANDS , CA 92374-4620

EVERLASTING INVESTMENTS LLC
1664 W MERRILL LN
GILBERT , AZ 85233-3171

FEDERAL NATIONAL MORTGAGE ASSOC
5600 GRANITE PKWY APT VII
PLANO , TX 75024-4412

FIEDLER JENNIFER
29915 W BLACKMORE RD
CASA GRANDE , AZ 85193-3838

FIGUEROA LUIS & CARMEN H
27788 W CORNMAN RD
CASA GRANDE , AZ 85193-3778

FUENTES JONATHAN RAMIREZ JR
3809 S PERSICO RD
CASA GRANDE , AZ 85193-3780

GAUTHIER DAVID R II
2558 W MEDINA AVE
MESA , AZ 85202-2690

GILCHRIST MICHAEL
5020 S COYOTE LN
CASA GRANDE , AZ 85193-3872

GORDON KERIN ANN
4476 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3741

GRADO RAFAEL JR
3646 W RUE DE LAMOUR AVE
PHOENIX , AZ 85029-9111

GUNDERMAN WILLIAM
4546 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3743

GUTIERREZ JUAN M & ROSA M
716 E MANOR DR
CASA GRANDE , AZ 85122-2280

GWINN NICHOLAS & ARIANNA
3816 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3740

HANKS AUDREY A REV LIVING TRUST
2050 OVERLAND AVE
BILLINGS , MT 59102-2645

HARPER DENNIS W & CARRIE
2314 MAZATZAL ST
SHOW LOW , AZ 85901-1701

HAWKINS EDWARD JR
26 RAINEY CT
COLUMBIA , SC 29229-9964

HEICK CLIFFERD CURRY
27795 W CORNMAN RD
CASA GRANDE , AZ 85193-3764

HICKS STANLEY J
4501 DUSTY TRAIL ST
NORTH LAS VEGAS , NV 89031-8903

HIGUERA JORGE LUIS HURTADO & SOTO
MAGDALENA I CO-TRS
586 N OXFORD LN
CHANDLER , AZ 85225-5480

HOBDEN STEVEN
3462 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3740

HORTON TERRY & TIFFINEY
1833 E JULIE DR
TEMPE , AZ 85283-3329

HUBBELL AMBER
5250 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3746

JIMENEZ MARIA
4617 S MAMMOTH DR
CASA GRANDE , AZ 85193-3767

JORDE HACIENDA INC
PO BOX 309
HIGLEY , AZ 85236-6030

KZAZ LLC
2172 M AVE
WILLIAMSBURG , IA 52361-1856

LA MANCHA RIDGE LLC
3806 WEATHERLY CIR
WESTLAKE VILLAGE , CA 91361-1382

LARA ARMANDO AGUILAR
2401 W INDIAN SCHOOL RD LOT 21
PHOENIX , AZ 85015-5495

AVERY 5160

Easy Peel® Address Labels
Bend along line to expose Pop-up Edge

Go to avery.com/templates
Use Avery Template 5160

LEON LEONARDO & IRMA
22837 S 130TH ST
CHANDLER , AZ 85249-9323

LEWIS EDWARD & GWENDOLYN
4194 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3741

LEYVAS MARGARITA
3536 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3740

LOMELI PETER C LIVING TRUST
4334 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3741

LONG BUDDY K & MENDOZA DIANA C
5000 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3742

LY TAI T
3015 W MARCONI AVE
PHOENIX , AZ 85053-3403

M & M HOMESTEADS LLC
5106 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3742

MACAK JOHN
2300 S MIDWAY RD
CASA GRANDE , AZ 85193-3971

MACAK JOHN J
2300 S MIDWAY RD
CASA GRANDE , AZ 85193-3971

MACIAS LAURA ELENA
2464 S MIDWAY RD
CASA GRANDE , AZ 85193-3973

MACIAS MIGUEL H
2658 S MIDWAY RD
CASA GRANDE , AZ 85193-8519

MACIAS MIGUEL H
29048 W BELKNAP RD
CASA GRANDE , AZ 85193-8519

MALDONADO PROPERTIES LLC
MAIL RETURN

MARICOPA-STANFIELD IRRIGATION &
DRAINAGE DISTRICT
41630 W LOUIS JOHNSON DR
MARICOPA , AZ 85138-8540

MARQUEZ DANIEL
4029 S MAMMOTH DR
CASA GRANDE , AZ 85193-3767

MARQUEZ FRANK & BRIDGET
4762 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3742

MASYNO LAND HOLDINGS LLC
PO BOX 520
COOLIDGE , AZ 85128-8001

MATHEY ROBERT N
3465 N COCHISE STRONGHOLD RD
COCHISE , AZ 85606-6876

MAUS STEVEN & SHARON
28051 W SELMA HWY
CASA GRANDE , AZ 85193-3758

MCCASLIN JOHN I
1185 E CORDOVA AVE
CASA GRANDE , AZ 85122-2114

MEJIA RAMIRO
4616 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3741

MIDWAY RANCHES LLC
1225 E WARNER RD UNIT 9
TEMPE , AZ 85284-4324

MOODY JOE
3394 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3740

MOORE DEBORAH A
27849 W KIN LI CHEE AVE
CASA GRANDE , AZ 85193-3765

MOORE ELVIN B & JACQUELYNN J
4263 S MAMMOTH DR
CASA GRANDE , AZ 85193-3766

MORGENTHAL MARY J
7026 N 22ND DR
PHOENIX , AZ 85021-1770

MOSSON VERONICA A
928 N KADOTA AVE
CASA GRANDE , AZ 85122-2354

NGUYEN DUNG Q
4169 PEBBLE POINTE LN
LILBURN , GA 30047-7806

NICHOLS JOSEPH M PATRICK
1515 N GILBERT RD STE 107-103
GILBERT , AZ 85234-4231

NICHOLS JOSEPH M PATRICK
MAIL RETURN

Patt avery.com/patents

Étiquettes d'adresse Easy Peel®
Repliez à la hachure afin de révéler le rebord Pop-up

Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

AVERY 5160 | Easy Peel® Address Labels | Go to avery.com/templates

Bend along line to expose Pop-up Edge | Use Avery Template 5160

NUNNINK THEODORE E & MARY JUNE
5190 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3742

OCHOA JESUS A
2536 N ABBEY RD
CASA GRANDE , AZ 85122-2124

PALM LANE PROPERTIES LLC
42097 N COYOTE RD
SAN TAN VALLEY , AZ 85140-0969

PALMER FRANCIS L JR & GUENTHER SUSAN H
7063 PORTER RD
GRAND BLANC , MI 48439-9850

PEARCE BUDD E
3888 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3740

PETERS & MIDWAY 150 LLC
20 S KYRENE
CHANDLER , AZ 85226-8522

PHAN LY T & VO NHI Y
6 HORTON PL
MILTON , MA 02186-6472

POWELL BILL & SUSAN
4689 S MAMMOTH DR
CASA GRANDE , AZ 85193-3767

PULIDO MARIANO BONILLA & HERNANDEZ
DELFINA AGUILAR CO-TRS
6643 W MCKINLEY ST
PHOENIX , AZ 85043-3241

QUILLEN CINDY L
5180 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3742

RAMIREZ CHRISTOPHER T
1338 E DESERT FERN TRL APT TL
CASA GRANDE , AZ 85122-2115

RAY GORDON & CHRISTEE FAM TRUST
2243 E CLAXTON ST
GILBERT , AZ 85297-7112

REAGAN LINDA G
3860 S PERISCO RD
CASA GRANDE , AZ 85122-8512

REAGAN VINCENT
3860 S PERISCO RD
CASA GRANDE , AZ 85122-8512

REEFER RONALD C & DONNA J ETAL
598 GIRTY RD
SHELOCTA , PA 15774-1577

RESERVOIR FAVOR INVESTMENTS LLC
6034 S 20TH GLN
PHOENIX , AZ 85041-1543

RHODES BRIAN SCOTT
PO BOX 11090
CASA GRANDE , AZ 85130-0013

RHODES BRIAN SCOTT & APRIL BETH
PO BOX 11090
CASA GRANDE , AZ 85130-0013

ROYAL ESTATES AT MIDWAY LLC
321 HIGHBRIDGE LN
PROSPER , TX 75078-8246

RYL-KUCHAR EDGARDO & ROSE M
2724 S SLOANE RD
CASA GRANDE , AZ 85193-3601

SALT RIVER PROJECT AG IMP & POWER DIST
PO BOX 52025
PHOENIX , AZ 85072-2202

SELMA & MIDWAY LLC
1223 S CLEARVIEW AVE STE 107
MESA , AZ 85209-9330

SHELBRACK RICHARD M REV FAM TRUST
ETAL
16803 W SENNA CT
SURPRISE , AZ 85387-7757

SMITH JAMES WILLIAM & SUSAN WESLEY
3606 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3743

SPOO HEATHER D
4195 S MAMMOTH DR
CASA GRANDE , AZ 85193-3760

STIGARS TAMMY J
4688 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3741

T & K INVESTMENTS
PO BOX 189
STANFIELD , AZ 85172-2160

THAI PHONG
2556 BLACK HAWK LN
LINCOLN , CA 95648-8771

TRIPLE R-5422 LLC
20871 SE 42ND ST
MORRISTON , FL 32668-8417

VAL VISTA MARKETPLACE LLC
4237 E KEIM DR
PARADISE VALLEY , AZ 85253-3392

Patt avery.com/patents | Étiquettes d'adresse Easy Peel® | Allez à avery.ca/gabarits

Replier à la bachure afin de révéler le rebord Pop-up | Utilisez le Gabarit Avery 5160

VARGAS SONIA M
3537 S MAMMOTH DR
CASA GRANDE , AZ 85193-3768

VIEZCAS ALFREDO & RUELAS MONICA
AYON
4738 S CALLE DE ALICIA
CASA GRANDE , AZ 85193-3768

VILLEGAS GUILLERMO VALDEZ
3693 S PERSICO RD
CASA GRANDE , AZ 85193-8519

WEST BILLY
4335 S MAMMOTH DR
CASA GRANDE , AZ 85193-3766

WHITFIELD BOB & BARBARA
3677 S MAMMOTH DR
CASA GRANDE , AZ 85193-8519

WHITTEMORE STEVEN B & ELAINE M
3607 S MAMMOTH DR
CASA GRANDE , AZ 85193-3768

WOODS DANIEL & CATHERINE
2925 E RIGGS RD BOX 174
CHANDLER , AZ 85249-9360

YANG DEBORA TR
5912 RUTLEDGE LN
AUSTIN , TX 78745-5207

Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

Étiquettes d'adresse Easy Peel®
Replier à la ligne du rebord de l'étiquette pour le rebord Pop-up

Pat: avery.com/patents

Go to avery.com/templates
Use Avery Template 5160

Easy Peel® Address Labels
Bend along line to expose Pop-up Edge

AVERY 5160

LocaliQ
Arizona
GANNETT

PO Box 632099, Cincinnati, OH 45263-2099

AFFIDAVIT OF PUBLICATION

Withey Morris Baugh PLC
2525 E Arizona Biltmore CIR # A 212
Phoenix AZ 85016-2133

STATE OF WISCONSIN, COUNTY OF BROWN

The Arizona Republic, a newspaper published in the city of Phoenix and general circulation in the counties of Maricopa, Coconino, Pima and Pinal, State of Arizona, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

PNI Arizona_Republic 09/28/2025
PNI azcentral.com 09/28/2025

and that the fees charged are legal.
Sworn to and subscribed before on 09/28/2025

Legal Clerk

Notary, State of WI, County of Brown

9.19.29

My commission expires

Publication Cost:	$1307.00	
Tax Amount:	$0.00	
Payment Cost:	$1307.00	
Order No:	11685181	# of Copies:
Customer No:	1549925	0
PO #:	LAZS0374511	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00AM ON THE **16TH** DAY OF **OCTOBER 2025**, AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC), 311 E 11th STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR MAJOR COMPREHENSIVE PLAN AMENDMENT TO THE PINAL COUNTY COMPREHENSIVE PLAN. **PZ-PA-013-25 – PUBLIC HEARING/ ACTION**: Selma & Midway LLC, owner/ applicant, Withey Morris Baugh LLC, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 215 acres of land from Moderate Low Density Residential (MLDR, 1-3.5 du/ ac) to Employment, for the location of a data center, industrial, office, and business park, situated on a portion of section 1, T07S, R04E, of the Gila and Salt River Base and Meridian (legal on file) tax parcel: 500-12-001B, located southwest of W Selma Hwy and S Midway Rd, in unincorporated area of Pinal County. ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME, AND PLACE DESIGNATED ABOVE. DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT: https://www.pinal.gov/236/Notice-of-Hearings
DATED THIS **15th** DAY OF **SEPTEMBER 2025**, by Pinal County Development Services TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:1) Planning Case Number (see above) 2) Your name, address, telephone number and property tax parcel number (**Print or type**) 3) A brief statement of reasons for supporting or opposing the request 4) Whether or not you wish to appear and be heard at the hearing WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT 85 N. FLORENCE STREET, PO BOX 749. FLORENCE, AZ 85132 Contact for this matter: Justin Mullis, Planner E-mail address: justin.mullis@pinal.gov Phone # (520) 866-6294
September 28 2025
LAZS0374511

Pinal County

AFFIDAVIT OF POSTING BROADCAST SIGN

I, the applicant's representative for case # PZ-PA-013-25, personally caused at least one sign to be posted in a visible place on or near the proposed project site at SWC Midway Rd & Selma Hwy, at least 28 days before the Planning and Zoning Commission Public Hearing, in Pinal County.

See attached photo exhibit.

Dynamite Signs
Sign Company Name

Meghan Liggett
Sign Company Representative

Subscribed and sworn to be on 09/25/25 by Meghan Liggett.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Marybeth Conrad
Notary Public

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 673441
My Comm. Expires Oct 25, 2028

My Commission expires: 10-25-28

NOTICE

PLANNING & ZONING

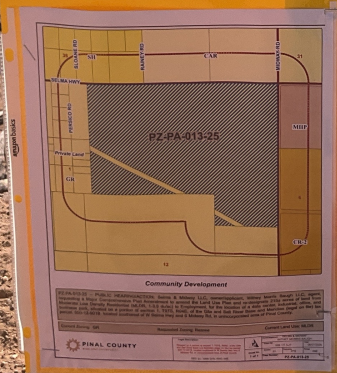
PINAL COUNTY

PUBLIC HEARING

Any person who is interested may file written comments, *in favor or in* opposition, with Community Development Department in Pinal County or appear in person at the hearing.

Date Posted: 09/25/25

POST COPY OF ACTUAL NOTICE BELOW.



NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00AM ON THE **16TH** DAY OF **OCTOBER 2025**, AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC), 311 E 11TH STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR **MAJOR COMPREHENSIVE PLAN AMENDMENT** TO THE PINAL COUNTY COMPREHENSIVE PLAN.

PZ-PA-013-25 – PUBLIC HEARING/ACTION: Selma & Midway LLC, owner/applicant, Withey Morris Baugh LLC, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 21±± acres from Moderate Low Density Residential (MLDR, 1.3-5 du/ac) to Employment, for the location of a data center, Industrial, office, and business park, situated on a portion of section 1, T07S, R10E, of the Gila and Salt River Base and Meridian (legal on file) tax parcel: 500-12-0018, located southwest of W Selma Hwy and S Midway Rd, in unincorporated area of Pinal County.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME, AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARINGS PAGE FOR THE P&Z COMMISSION AT
https://www.pinal.gov/236/Notice-of-Hearings

DATED THIS **1ST** DAY OF **SEPTEMBER 2025**, by Pinal County Development Services

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:

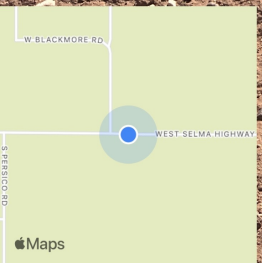
1) Planning Case Number (see above)
2) Your name, address, telephone number and property tax parcel number **(Print or type)**
3) A brief statement of reasons for supporting or opposing the request
4) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
85 N. FLORENCE STREET; PO BOX 749
FLORENCE, AZ 85132

Contact for this matter Justin Mullis, Planner
E-mail address justin.mullis@pinal.gov
Phone # (520) 868-6208

[Anything below this line is not for publication.]

TO BE PUBLISHED:
Pinal Central Dispatch
Arizona Republic



September 25, 2025 at 1:11 PM
+32.850373,-111.887908
29611–30099 West Selma Highway
Casa Grande AZ 85193
United States

NOTICE

PLANNING & ZONING

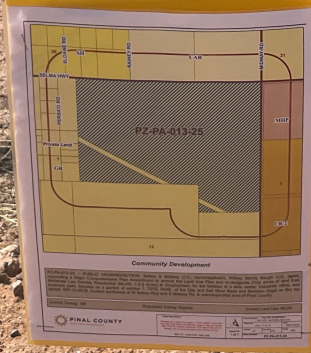
PINAL COUNTY

PUBLIC HEARING

Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.

Date Posted: 09/25/25

POST COPY OF ACTUAL NOTICE BELOW.



NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00AM ON THE 16TH DAY OF **OCTOBER 2025**, AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC) 31E E 1ST STREET; FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR **MAJOR COMPREHENSIVE PLAN AMENDMENT** TO THE PINAL COUNTY COMPREHENSIVE PLAN:

PZ-PA-013-25 – PUBLIC HEARING/ACTION: Selma & Midway LLC, owner/applicant, Withey Morris Baugh LLC, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 215± acres of land from Moderate Low Density Residential (MLDR, 1-3.5 du/ac) to Employment, for the location of a data center, industrial, office, and business park, situated on a portion of section 1, T8S, R8AE, of the Gila and Salt River Base and Meridian, Pinal County, Arizona, located southwest of W Selma Hwy and S Midway Rd, in unincorporated area of Pinal County.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME, AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:
https://www.pinal.gov/CSE/Notice-of-Hearings

DATED THIS 18TH DAY OF **SEPTEMBER 2025**, by Pinal County Development Services

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:

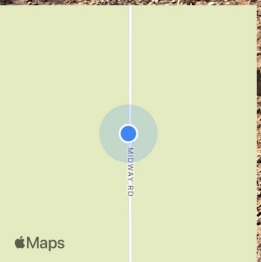
1) Planning Case Number (see above)
2) Your name (please print or type) and address and property tax parcel number (**print or type**)
3) A brief statement of reasons for supporting or opposing the request
4) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
85 N. FLORENCE STREET; PO BOX 749
FLORENCE, AZ 85132

Contact for this matter: Justin Mullis, Planner
E-mail address: justin.mullis@pinal.gov
Phone # (520) 866-6264

[Anything Below this line is not for publication.]

TO BE PUBLISHED
Pinal County Dispatch
Arizona Daily Star



September 25, 2025 at 1:03 PM
+32.844353, -111.877752
3300–5498 S Midway Rd
Casa Grande AZ 85193
United States

PINAL COUNTY
Public Hearings

Case Number: PZ-PA-013-25
Existing Comprehensive Plan Designation: Moderate Low Density Residential (MLDR, 1-3.5 du/ac)
Proposed Comprehensive Plan Designation: Employment
Acreage: 215±

Applicant Name: Withey Morris Baugh, PLC, Alex Hayes
Applicant Phone Number: 602-230-0600

Case Information Available at Pinal County Planning and Development Services
(520) 866-6442 or www.pinalcountyaz.gov

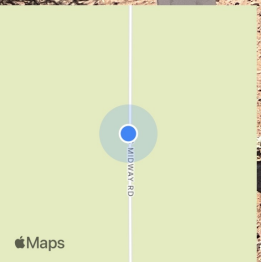
Public Hearing Information

NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING

Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.

Date Posted: 09/25/25

POST COPY OF ACTUAL NOTICE BELOW.



September 25, 2025 at 1:05 PM
+32.846316,-111.877782
3300–5498 S Midway Rd
Casa Grande AZ 85193
United States

NOTICE

PLANNING & ZONING

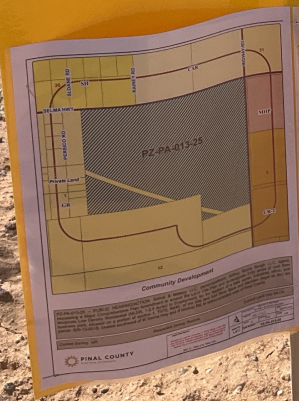
PINAL COUNTY

PUBLIC HEARING

Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.

Date Posted: 09/25/25

POST COPY OF ACTUAL NOTICE BELOW.



NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00AM ON THE 16TH DAY OF **OCTOBER 2025**, AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC), 311 E 11th STREET, FLORENCE, ARIZONA, TO CONSIDER AN **AMENDMENT TO THE PINAL COUNTY COMPREHENSIVE PLAN**.

PZ-PA-013-25 – PUBLIC HEARING/ACTION: Selma & Midway LLC, owner/applicant, Whitney Martin Beegh LLC, agent, requesting a Major Comprehensive Plan Amendment to change the land use designation from Medium Density Residential to Moderate Low Density Residential (MLDR, 1-3.5 dwel. ½ Employment, for the location of a data center, industrial, office, and business park, situated on a portion of section 1, T07S, R4E, Gila and Salt River Base Meridian, in unincorporated area of Pinal County.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME, AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE PAZ COMMISSION AT:
https://www.pinal.gov/CityTownRural/PZHearings

DATED THIS 18th DAY OF **SEPTEMBER 2025**, by Pinal County Development Services.

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

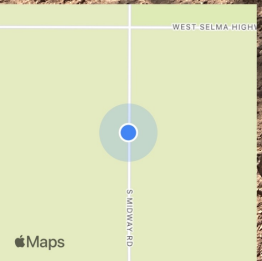
1) Planning Case Number (see above)
2) Your full name, address, telephone number and property tax parcel number (**Print or type**)
3) A brief statement of your reasons for supporting or opposing the request
4) Whether or not you intend to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
31 N. FLORENCE STREET, PO BOX 749,
FLORENCE, AZ 85132

Contact for this matter: Justin Mullis, Planner
Phone # (520) 866-6925 justin.mullis@pinal.gov
Phone # (520) 866-6934

(Anything below this line is not for publication.)

TO BE PUBLISHED:
Pinal Central Dispatch
Arizona Republic



September 25, 2025 at 1:06 PM
+32.848741, -111.877731
3300–5498 S Midway Rd
Casa Grande AZ 85193
United States

NOTICE

PLANNING & ZONING

PINAL COUNTY

PUBLIC HEARING

Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.

Date Posted: 09/25/25

POST COPY OF ACTUAL NOTICE BELOW.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00AM ON THE **16TH** DAY OF **OCTOBER 2025**, AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC), 311 E 1ST STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR **MAJOR COMPREHENSIVE PLAN AMENDMENT** TO THE PINAL COUNTY COMPREHENSIVE PLAN.

PZ-PA-013-25 – PUBLIC HEARING/ACTION: Selma & Midway LLC, owner/applicant, Withey Morris Baugh LLC, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan designation of 210± acres of land from Medium Density Residential (MLDR, 1-3.5 du/ac) to Employment, for the location of a data center, industrial, office, and business park, situated on a portion of section 1, T07S, R04E, of the Gila and Salt River Base and Meridian (legal on file) tax parcel 500-12-001B, located southeast of W Selma Hwy and S Midway Rd, in unincorporated area of Pinal County.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME, AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE PAZ COMMISSION AT:
https://www.pinal.gov/236/Notice-of-Hearings

DATED THIS **1ST** DAY OF **SEPTEMBER 2025**, by Pinal County Development Services

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT: A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:

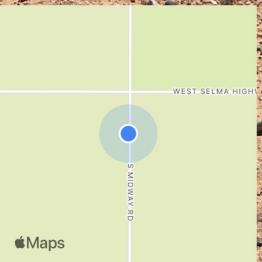
1) Planning Case Number (see above)
2) Your name, address, telephone number and property tax parcel number **(Print or type)**
3) A brief statement of reasons for supporting or opposing the request
4) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
31 N PINAL STREET, P.O BOX 749
FLORENCE, AZ 85132

Contact for this matter: Justin Mullis, Planner
E-mail address: justin.mullis@pinal.gov
Phone # (520) 866-6294

[Anything below this line is not for publication.]

TO BE PUBLISHED:
Pinal Central Dispatch
Arizona Republic



September 25, 2025 at 1:08 PM
+32.850289,-111.880171
28871–29609 West Selma Highway
Casa Grande AZ 85193
United States

PINAL COUNTY
Public Hearings

Case Number: PZ-PA-013-25
Existing Comprehensive Plan Designation: Moderate Low Density Residential (MLDR, 1-3.5 du/ac)
Proposed Comprehensive Plan Designation: Employment
Acreage: 215±

Applicant Name: Withey Morris Baugh, PLC, Alex Hayes
Applicant Phone Number: 602-230-0600

Case Information Available at Pinal County Planning and Development Services
(520) 866-6442 or www.pinalcountyaz.gov

Public Hearing Information

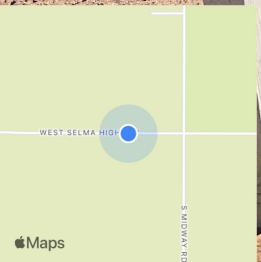
NOTICE

PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING

Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.

Date Posted: 09/25/25

POST COPY OF ACTUAL NOTICE BELOW.



September 25, 2025 at 1:10 PM
+32.850354,-111.885450
28871–29609 West Selma Highway
Casa Grande AZ 85193
United States

Pinal Central Dispatch

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Pinal Central Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona,Thursday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for 1 issues. The publications thereof having been on the following dates:

PUBLICATION DATES:
Sep. 25, 2025

NOTICE ID: zJpmrTM7Z5wzmkoZ0lt7
NOTICE NAME: PZ-PA-013-25

Edmar Corachia

(Signed)_____

VERIFICATION

State of Florida
County of Orange

PAMELA BAEZ
Notary Public - State of Florida
Commission # HH 186700
Expires on October 14, 2025

Subscribed in my presence and sworn to before me on this: 09/25/2025

_____
Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00AM ON THE 16TH DAY OF OCTOBER 2025, AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC), 311 E 11th STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR MAJOR COMPREHENSIVE PLAN AMENDMENT TO THE PINAL COUNTY COMPREHENSIVE PLAN.

PZ-PA-013-25 - PUBLIC HEARING/ACTION: Selma & Midway LLC, owner/applicant, Withey Morris Baugh LLC, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 215± acres of land from Moderate Low Density Residential (MLDR, 1-3.5 du/ac) to Employment, for the location of a data center, industrial, office, and business park, situated on a portion of section 1, T07S, R04E, of the Gila and Salt River Base and Meridian (legal on file) tax parcel: 500-12-001B, located southwest of W Selma Hwy and S Midway Rd, in unincorporated area of Pinal County.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME, AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT: https://www.pinal.gov/236/Notice-of-Hearings

DATED THIS 15th DAY OF SEPTEMBER 2025, by Pinal County Development Services

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

1) Planning Case Number (see above)
2) Your name, address, telephone number and property tax parcel number (Print or type)
3) A brief statement of reasons for supporting or opposing the request
4) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
85 N. FLORENCE STREET, PO BOX 749.
FLORENCE, AZ 85132
Contact for this matter: Justin Mullis, Planner
E-mail address: justin.mullis@pinal.gov
Phone # (520) 866-6294
No. of publications: 1: date of publication: Sep 25, 2025