Saturday, October 17, 2026

Dear Neighbor,

Subject: Notice of Proposed Special Use in Cochise County — Supercomputing Facility

We are writing to notify you of a proposed special use located near your property. Special uses are land uses not ordinarily allowed within a particular zoning district, requiring case-by-case review and approval by the Cochise County Planning and Zoning Commission during a public hearing. You are receiving this letter as an owner of property that is **within one (1) mile** of the proposed special use location, or because you represent a nearby homeowners or community group.

Project details are as follows:

Special Use Overview: We are requesting a Special Use Authorization to allow a Supercomputing Facility pursuant to Article 2.48 of the Cochise County Zoning Regulations. In the County's Zoning Regulations, this type of facility falls within the land-use category the regulations call a "Data Center." This use explicitly requires Special Use approval by the Planning and Zoning Commission during a public hearing for properties with Rural zoning. The applicant is Tombstone Resources L.L.C.

What a Supercomputing Facility is. In plain terms, a group of buildings holding powerful computers that perform large computational tasks, along with the cooling, power, and security equipment that keeps them running. The computing happens internally, on the computers inside the buildings at the site. The computers are operated by the applicant for its own work; there is no retail, walk-in, or public use.

Water — no industrial water use. The Supercomputing Facility does not consume water for industrial uses. The only day-to-day water uses will be potable water (drinking and restrooms for a small crew) and dust control. We plan to source this water by treating wastewater from the adjoining Apache Generating Station (the existing coal- and natural gas-fired power plant next to the site), using the station's existing process water, or trucked non-potable water. The computers are cooled by sealed, closed liquid loops that release heat through fan-cooled finned-tube dry coolers, with a floating loop temperature on the hottest hours. There are no cooling towers and no evaporative spray. Topping up the closed cooling loops takes only a small, metered maintenance quantity, and water for the on-site fire reserve and for construction is planned from the same sources. No new Willcox AMA (Active Management Area) production well is proposed for cooling. Total water use at full build-out, for all of these purposes combined, is a few acre-feet a year — about what 10 to 30 Arizona homes use.

Electricity — designed to help lower local electricity bills. The Supercomputing Facility has been designed to follow the new large load process approved by the Arizona Corporation Commission (ACC). Electric service will come from the grid through Sulphur Springs Valley Electric Cooperative (SSVEC) and Arizona Electric Power Cooperative (AEPCO). The facility will purchase electricity above market prices, and excess profits will be returned to SSVEC members as direct rate-reduction credits or as patronage capital returned directly to SSVEC and AEPCO members. The arrangement is designed to reduce electricity bills primarily for SSVEC customers, and also for AEPCO customers statewide.

Employment opportunities. Tombstone Resources L.L.C. intends to bring jobs and employment opportunities to Cochise County during both construction and ongoing operations. Construction-phase work is expected to include engineers, surveyors, construction managers,

safety personnel, civil and site-work crews, heavy-equipment operators, concrete workers, ironworkers and steel erectors, carpenters, electricians, welders, pipefitters, plumbers, millwrights, HVAC and mechanical technicians, fire-protection installers, fiber and low-voltage cabling technicians, and general laborers. Ongoing operations are expected to include facility operations staff, electrical and mechanical technicians, controls technicians, networking and fiber technicians, computer hardware technicians, security officers, maintenance staff, janitorial and custodial staff, and administrative and logistics staff.

Buildings and site. Nine (9) Supercomputing buildings (pre-engineered metal buildings) plus associated electrical buildings, an operations and security building, and outdoor equipment yards for dry coolers, transformers, and battery energy storage, located on two contiguous properties within the parcels listed below. The buildings are about 39 feet tall; the application asks the County to allow up to 40 feet in place of the 30-foot rural limit. Buildings and yards will sit at least 100 feet from property lines and 150 to 300 feet from any existing home. The buildings are typically white; we are open to an earth-tone (desert sand) finish if neighbors prefer.

Construction. Phased; the first phase is a one-year construction and commissioning period from the start of vertical work. Construction will be scheduled as the work requires, which may include some night work. Dust will be controlled with ground watering while grading, a soil stabilizer, and County/ADEQ dust permits.

Traffic and roads. Expect construction trucks while the site is built, then a smaller number of workers and service vehicles after that. Access would be from U.S. Highway 191 through two new driveways. Dust control and any road work will follow County and ADOT rules.

Stormwater. Stormwater will be held on the site so runoff leaving the land does not go up after the project is built. The County still has to review the drainage plan. Retention basins and preserved natural washes are planned; basins will drain within 24 hours, and the project will meet the County's floodplain and stormwater rules.

Noise and lights. Machines make noise. The plan is to use setbacks (distance from your property), where equipment is placed, and screening. There is no on-site power plant. Each building will have standby generators for critical equipment only; they run on pipeline natural gas, so no fuel is stored on the site, and they operate only during utility outages and periodic testing. Outdoor lights will be off except where work is under way. Lights that are on will be shielded, pointed down, and meet County dark-sky rules.

Fences, screening, and safety. A fence around the edge, plus plants or other screening. Fire trucks would need a way in. The site is not inside a fire district, so fire protection is built on site: fire-water tanks, a fire pump, a private hydrant loop, and detection and suppression in the buildings. Battery storage yards have their own detection and suppression, with trained staff on site. A response agreement will be sought with the nearest fire district.

Location: The proposed project includes several parcels generally located along the east side of U.S. Highway 191 in the vicinity of Apache Station, in unincorporated Cochise County, Arizona (outside city limits). The land is zoned RU-4 (Rural) today, and primary access is from U.S. Highway 191. Tax parcel numbers:
204-01-022B, 204-17-001, 204-17-002, 204-17-005, 204-18-002F, 204-23-001, 204-23-002A, 204-23-002D, 204-23-002F, 204-23-002H, 204-23-002L, 204-23-003, 204-23-004, 204-23-005D, 204-23-005E, 204-23-005F, 204-23-005G, 204-23-005H, 204-23-006A, 204-23-006B, 204-23-007A, 204-23-008B, 204-23-008C, 204-23-008H, 204-23-008J, 204-23-008K, 204-23-008L, 204-23-008M, 204-23-008N, 204-23-008P, 204-23-008Q, 204-23-008R, 204-23-008S, 204-23-008T, 205-03-001B (part), 205-03-002A, 205-03-002B, 205-03-002C, 205-03-002D, 205-03-007, 205-03-008 (part).

205-03-009*; 205-03-010A; 205-03-010B; 205-03-011A, 205-03-011B; 205-03-012; 205-03-013; 205-03-016, 205-03-017; 205-04-001; 205-14-003A; 205-14-003B; 205-14-004A; 205-16-004; 205-16-005, 205-18-001

* Parcel 205-03-009 is an ADOT parcel being transferred to the current owner, Arizona Electric Power Cooperative (AEPCO).

Public Hearing Information: Once our application is accepted by the County, a public hearing will be scheduled. The public hearing process provides an opportunity for residents to express their views and/or concerns regarding the proposed special use. No public meeting is currently scheduled. Comments we receive in response to this letter, and our responses to them, will be included in the Citizen Review Report that the County requires with the application. The Planning and Zoning Commission's decision is final unless appealed; appeals are heard by the Board of Supervisors.

How to Get Involved: You will receive a public hearing notification letter from the County, which will include public hearing and case planner contact information. Kindly direct any concerns, questions, or objections to us at Tombstone Resources L.L.C., Attn: Michael Smith, Authorized Representative, 600 Peachtree Street NE, Suite 5200, Atlanta, Georgia 30308. Comments may also be submitted to the County through its online comment form at https://www.cochise.az.gov/FormCenter/Development-Services-6/Public-Hearings-Public-Comment-Form-140.

If you have general questions about the Special Use Authorization public hearing process visit the County's website at https://www.cochise.az.gov/268/Special-Uses or contact the Cochise County Development Services Department at developmentservices@cochise.az.gov or 520-432-9300.

Thank you for your attention to this notification and we look forward to hearing from you.

Sincerely,

Michael Smith
Authorized Representative, Tombstone Resources L.L.C.