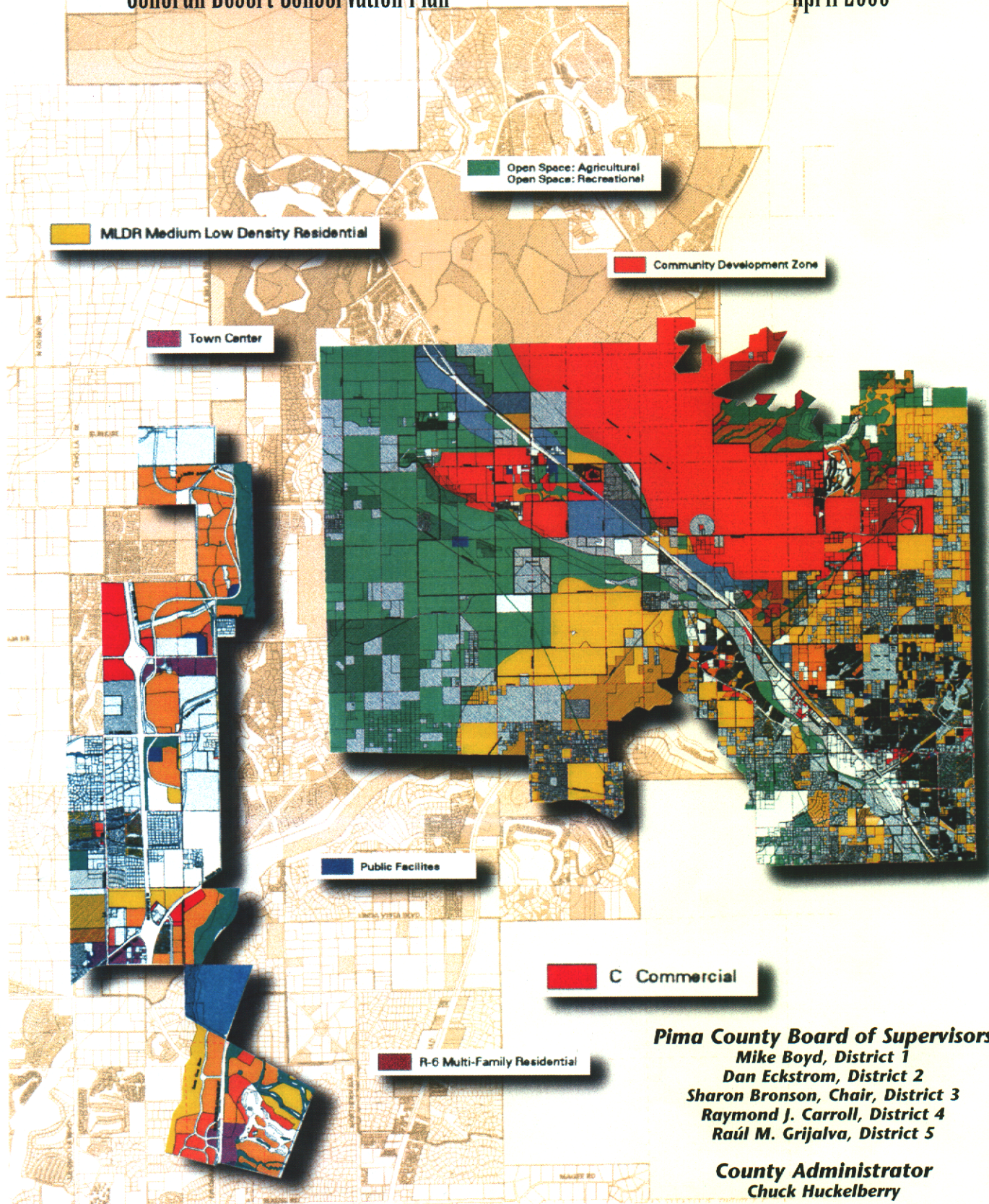


DRAFT

Committed Lands in Eastern Pima County

Sonoran Desert Conservation Plan

April 2000



Pima County Board of Supervisors

Mike Boyd, District 1

Dan Eckstrom, District 2

Sharon Bronson, Chair, District 3

Raymond J. Carroll, District 4

Raúl M. Grijalva, District 5

County Administrator

Chuck Huckelberry



MEMORANDUM

Date: April 26, 2000

To: The Honorable Chair and Members
Pima County Board of Supervisors

From: C.H. Huckelberry
County Administrator

A handwritten signature in dark ink, appearing to be "CH", is written over the printed name "C.H. Huckelberry".

Re: **Committed Lands in Pima County**

Report

The attached report entitled *Committed Lands in Pima County* contributes to the Sonoran Desert Conservation Plan by describing the various levels of built, zoned, and planned land within unincorporated and incorporated areas of Pima County. Maps and analysis are provided at a level of detail which differentiates approved zoning from situations where subdivision plats or development plans are in process. Further distinctions are made for situations where subdivisions and development plans are already approved. These differentiations, fully mapped, provide a data layer which reflects the various levels of constraints and opportunities to conservation goals that will arise from the ongoing biological assessments.

Watershed Descriptions

In addition to providing numerical and mapped portrayals of the status of land in Pima County, a narrative account is included for each watershed. Highlights include:

Middle San Pedro Watershed

- All private land is zoned RH (rural homestead)
- There are no approved or planned subdivisions in the watershed
- Mining operations exist under an Industrial designation

Cienega-Rincon Watershed

- About half of the land in this watershed is in federal or county ownership
- Private land not considered vacant is used primarily for grazing
- Almost 90% of the existing zoning is RH (rural homestead)
- Two specific plans have been approved for the area
- Most of the residential growth is taking place in the northern and eastern areas

Upper Santa Cruz Watershed

- Agricultural uses dominate this area
- Over 90% of the vacant land is zoned for rural homestead

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Middle Santa Cruz

- This relatively urbanized watershed includes the Cities of South Tucson and Tucson
- Approximately 60% of the parcels in Pima County (5.9 million acres) are found within this watershed (362,000 acres)
- The two major zoning plans of the watershed are substantially built out: Agua Caliente-Sabino Canyon Zoning Plan and the Catalina Foothills Zoning Plan
- 7.5% of the land is currently used at a density of .75 to 3 residences per acre
- 6.6% of the land is currently used at a density of .2 to .75 residences per acre
- 3.2% of the land is currently under rural use
- 2.0% of the land is currently used at a density of 3 or more residences per acre

Tortolita Fan

- This watershed has experienced rapid population growth in recent years
- 3.8% of the land is currently used at a density of .2 to .75 residences per acre
- 2.6% of the land is currently under rural use
- 2.5% of the land is currently used at a density of .75 to 3 residences per acre
- 1.7% of the land is currently used at a density of 3 or more residences per acre

Altar Valley

- 94% of vacant land in Altar Valley is zoned rural homestead
- The majority of land in the Valley is considered vacant
- With over 700,000 acres, this is by far the largest watershed in Eastern Pima County

Avra Valley

- Like Altar Valley, Avra Valley is considered to be mostly vacant land
- 84% of zoning on vacant land is rural homestead
- Ranching and grazing are the primary uses on vacant land

Western Pima County

- Some analysis is provided for the Ajo area in Western Pima County
- 65% of zoning on vacant land is rural homestead

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Summary

EXISTING LAND USE -- UNINCORPORATED PIMA COUNTY

SDCP Planning Unit	% rural	% .2. to .75 R/AC	% .75 to 3.0 R/AC	% 3.0 R/AC & HIGHER	% AG	% COM	% IND	% PUBLIC LAND	% OTHER	% VACANT
1. Middle San Pedro	0.2 %	0	0	0	9%	0.5%	0.2%	48%	1.3%	40%
2. Cienega Rincon	2 %	0.5%	0.2%	0	10%	0.2%	0.2%	50%	2 %	35%
3. Upper Santa Cruz	1 %	1 %	0.4%	0.4%	16%	0.5%	8%	23%	2 %	48%
4. Middle Santa Cruz	3.2%	6.6%	7.5%	2.0%	1.6%	0.5%	0.5%	57%	6.1%	15%
5. Tortolita Fan	2.6%	3.8%	2.5%	1.7%	8.7%	0.2%	0.4%	39%	4%	37%
6A. Altar Valley	1 %	0.7%	0.4%	0.1%	10%	0.1%	0	24%	0.5%	63%
6B. Avra Valley	1.8%	1.4%	1.4%	0	11%	0	2%	8%	4.4%	70%
7. Western Pima Co.	0.06%	0.05%	0.03%	0.13%	0.8%	0	0.3%	71%	1.63%	26%

ZONING ON VACANT LAND -- UNINCORPORATED PIMA COUNTY

SDCP Planning Unit	% IR	% RH	% SR/SH	% CR1-3	CR 4-5	% GR	% TR	MH/TH	% CB	OTHER
1. Middle San Pedro	0	100 %	0	0	0	0	0	0	0	0
2. Cienega Rincon	2 %	88 %	2 %	0	0	4 %	0	0	0	4 %
3. Upper Santa Cruz	2 %	92 %	0.3 %	0.7 %	0	3 %	0	0	0	2 %
4. Middle Santa Cruz	2.2%	0	49%	17%	1.5%	4.4%	0.9%	0.6%	1.4%	23%
5. Tortolita Fan	0.05%	83%	10.5%	0.6%	0.6%	3.7%	0.2%	0	0.4%	1%
6A. Altar Valley	0.1%	94%	0.6%	1.8%	0.1%	1.8%	0.1%	0.1%	0	1.4%
6B. Avra Valley	9.3%	84%	2%	0	0	3.7%	0	0	0	1%
7. Western Pima Co.	25%	65%	0.6%	1.5%	0.8%	0.2%	0	0.4%	0.2%	6%

Conclusion

A significant amount of land, currently zoned as rural homestead, exists in the areas surrounding the Middle Santa Cruz watershed. A rational, fact-based approach to balancing issues of urban form, conservation, and planned development is entirely possible, if state lands are planned responsibly, and unregulated development that is proliferating under state law is curbed, in the near term.

COMMITTED LANDS IN PIMA COUNTY, ARIZONA

By Marc Fink

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1.0 Introduction

The report which follows provides information regarding committed lands in Pima County. A more accurate description would be the level of committedness of land within the County, as ownership, rezonings and subdivision approval creates different levels of committedness for property. The report covers all of Pima County, with the exception of the Indian nations (Tohono O'Odham and Pasqua Yaqui nations). Public preserves such as Coronado National Forest, Saguaro National Park and Tucson Mountain Park, are considered "committed" as a public preserve. The information contained herein is a snapshot in time; because property is affected by various activities, from rezoning to actual development, the level of committedness will change over time. This, of course, is impossible to reflect in a summary report. As such, the data represents conditions in early 2000.

Sources for the data are varied, including the Pima County Assessor's Office, various other Pima County departments (particularly the Development Services Department), and the jurisdictions within Pima County. The accuracy of the final analyses is directly related to that of the original data.

2.0 What is Committed Land?

To speak of committed land appears, at first glance, to be a fairly straightforward proposition. Is the land developed or vacant? And to some degree this is true. Until property is developed plans, even approved subdivision plats or development plans, can change; and jurisdictions have, to varying extents, the ability to affect or alter approved or intended plans. However, the powers of jurisdictions are limited and changes to approved subdivision plats or development plans usually derive from the property owner. Therefore, due to real or perceived rights, vacant land may have, for the purposes of land use planning, varying levels of committedness related to the property's zoning and the existence of any approved subdivision plats or development plans.

Further, vacant land with rural zoning and without any approved subdivision plats or development plans can have different levels of committedness. The vacant land may be owned by a governmental jurisdiction. If the jurisdiction is the Federal government, the County or one of the cities or towns lying within the County, then the probability is that the land will not be developed. State land, though, is different. With few exceptions, State-owned land is State trust land and is to be managed to maximize its financial contributions to the State's schools. Therefore, in regards to land use planning, the County treats State land the same as private land. In addition, agricultural lands, though in use, rarely act as an impediment to development. To the contrary, jurisdictions throughout the country struggle to protect agricultural land that is in the path of development. This is true for both lands in crop production as well as used for grazing or ranching. In Pima County, there are properties currently used for ranching or grazing with approved zoning for urban development. As such, agricultural land is classified as vacant for this study.

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3.0 Development Process:

Usually, several actions occur before a piece of property is developed. The steps outlined here then relate to the levels of committedness analyzed for this report.

In order to develop a parcel, the property must be zoned to a zoning district which allows the proposed use. If the property does not possess the appropriate zoning the property owner will need to rezone the property. Rezoning requires one or two public hearings, depending on the jurisdiction. Further, many jurisdictions, including Pima County, require that prior to a rezoning, the property conform to the jurisdiction's Comprehensive Plan. If the plan designation for the particular parcel does not allow the proposed use, then the property owner must obtain an amendment to the Comprehensive Plan. This, also, usually requires going through a public hearing process.

Once the proper zoning is obtained, then the property owner must file appropriate development plans. If the project is small, such as an individual house, then usually only some type of site plan as part of the building permit process is required. However, most residential and nonresidential development will require an approved subdivision plat (for residential development) or development plan (for development not requiring a subdivision plat such as commercial, office or apartment development). This process insures that final development plans meet any conditions of the rezoning (if one was required) as well as all County and other jurisdiction's development standards, including roads, grading, sewers, landscaping, etc.

Once a subdivision plat or development plan is approved, the property owner may obtain a building permit for actual construction. Building plans and site inspections will be used to further insure that all conditions and regulations are met.

4.0 Levels of Committedness:

4.1. Built: Clearly, land already developed is the most committed land in the County. While land uses can change, most developed property will retain the same or similar land use. And it is rare for a developed property to be redeveloped at a less intensive use; and it is rarer for developed property to be returned to a more "natural" character.

Two other types of land are included as built. Parcels dedicated as natural open space, drainageways or floodplains within existing subdivisions, though vacant (and assessed as vacant by the Assessor's Office) is considered developed because the parcels cannot be developed without going through several steps, including receiving permission by the Board of Supervisors (or other governing jurisdiction), replatting, and usually receiving permission from all or a majority of the property owners within the subdivision. The second type of land considered "built" is land owned by governmental jurisdictions (except for State land, as explained above). These lands generally will not be developed unless they are sold or traded to a private owner.

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4.2. Approved Subdivisions or Development Plans: The subdivision or development plan review process is an intensive review process requiring the expenditure of considerable resources. It is where the precise location of buildings, infrastructure and landscaping is determined and may require appropriate transportation, sewer, drainage, landscaping, grading and recreation studies. As such, the time and money spent usually indicates a firm commitment to development, and even if a jurisdiction possessed the right to overturn an approved plat or to downzone the property, jurisdictions are generally reluctant to do so. So, while it is possible that an approved subdivision plat or development plan may not be implemented, prudent land use planning will assume that these plans will be implemented in some form (usually, when an approved subdivision plan or development plan is changed, the new uses are similar to what was approved). Parcels which have been graded but are still undeveloped are included in this category. There is no system to map these parcels.

4.3. Subdivision Plats or Development Plans in Process: This category applies to those situations where a property owner has submitted a subdivision plat or development for review. Again, while there is no guarantee that such plans will be developed, the time and resources required for submitting plans tends to indicate a high level of commitment by the property owner to develop the property.

4.4. Approved Zoning: All land in Pima County is zoned. Most of it is zoned for rural uses. But much of the land within Metropolitan Tucson, Ajo, Green Valley, the various jurisdictions and several planned communities either possesses or is planned for more urban uses. As land with more intense zoning generally (depending on the market) has higher market values, it is likely that this land will be developed with more intense uses. And regardless of Comprehensive Plan designations, a property owner has the right to develop the property under existing zoning. However, merely obtaining a rezoning without subsequently going through subdivision or development plan review shows a lower level of commitment.

5.0 Description of Methodology for Maps and Charts

What follows is a series of maps and spreadsheets for each of the eight watersheds delineated for the Sonoran Desert Conservation Plan (SDCP) and the jurisdictions. Maps show the following information: existing land use by watershed; planned land use for unincorporated Pima County (by watershed), Marana, Oro Valley and Sahuarita (planned land is not mapped for the City of Tucson); zoning for unincorporated Pima County (by watershed) and the various jurisdictions; existing land use by watershed; approved or proposed subdivisions by watershed; and "committed lands" for unincorporated Pima County (by watershed) and for the jurisdictions. Zoning and planned land use on vacant land area not shown for South Tucson because the city is substantially built out. In addition, maps showing the four zoning plans are included.

The two westernmost watersheds have combined into one because most of the area comprising these watersheds consist of public preserves or land owned by the various Native American nations for which there is no or little data. Further, most of the area is vacant and

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is zoned either Rural Homestead (RH) or Institutional Reserve (IR). In addition, the maps show the Ajo-Why areas because this is where the vast majority of development exists in these watersheds (planned land use only includes the Ajo area because that is the only area covered by an existing area plan).

Spreadsheets providing data for each of the maps are included (except for existing and proposed subdivisions; the important thing for this category is to see where they exist and the data can be extracted from the "status of land" spreadsheets). Details of the various maps and analyses are provided below.

5.1. Existing Land Use: The maps show the existing land use for each parcel within Pima County. The primary source of the data is the Pima County Assessor's Office (primarily their Taxmaster file) , as modified by the Development Services Department. In reviewing this data, several caveats must be borne in mind.

- a. Approximately two percent of the records have no data other than parcel number. These parcels are classified 'No Data' and are overwhelmingly vacant or are roads. Many of the vacant parcels may be part of a newly recorded subdivision. For the other analyses, these parcels are considered vacant.
- b. The Assessor's Office does not provide density information; the density categories were derived by comparing the number of residences on the parcel and the area of the parcel. Apartment and mobile home/RV park data was provided by the Assessor's Office, but is incomplete. For the those developments without dwelling unit/spaces data, it was assumed that apartments fell into the 15-25 Residences per Acre (RAC) category and the mobile home/RV park data fell into the 10-15 RAC category. Most of these developments fall into these categories.
- c. The Assessor's data does not delineate parcels smaller than five acres with more than one residence unless the residences are duplexes, triplexes or quadplexes.
- d. Dedicated open space was derived from the legal descriptions of the parcels as the Assessor's Office does not call out this land use. Because such parcels can be described in a myriad of ways, some may be misdesignated or missed. Further, dedicated open space within undeveloped subdivisions will be classified as 'Dedicated Open Space' as there is no easy way to split out the undeveloped subdivision developments.
- e. Most roads, except for private streets, are unclassified because the Assessor's Office does not assign a parcel number to them. And in some cases, a road (such as Aviation Parkway) goes over private land; in these cases the underlying land use will be shown.
- f. Because the data is by parcel, in some areas a particular land use may appear to contain a very large area when, in fact, it may comprise only a small percentage of a very large parcel. For example, a forty acre parcel with one residence will be classified as

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'Rural' and subsequently as built; or a private club, such as an Elk's Lodge, on a large parcel will appear to comprise several acres. Without doing a comprehensive land use survey, it is impossible to cull out these cases.

g. Existing schools are designated 'Institutional.' Because the coverage which shows existing schools is a point coverage, the land area for many schools will be underestimated.

h. Land owned by the various public entities, except for State land (which is delineated separately) is designated 'Vacant-Jur.'

5.2 Existing Zoning on Vacant Land: Zoning on vacant land is provided for unincorporated Pima County (by watershed) and for each of the jurisdictions. Zoning is shown only for vacant parcels as it is assumed that a developed parcel will remain developed, at least for the near future. For unincorporated Pima County, if a parcel has an approved rezoning but the conditions of that rezoning have not been satisfied (conditional zoning), the approved zoning is shown under the assumption that at some point the zoning will be finalized. Conditional zoning was not provided by the jurisdictions.

5.3 Planned Land Use on Vacant Land: Planned land use on vacant land is provided for unincorporated Pima County (by watershed) and the towns of Sahuarita, Marana and Oro Valley. No maps are provided for the San Pedro watershed and the southern half of the Altar Valley watershed because these areas are not covered by the County's Comprehensive Plan except for being designated 'Rural' under the Conceptual Land Use Element which preceded adoption of the Comprehensive Plan. The City of Tucson does not map its land use plans. As with the zoning coverages, planned land use is shown only for vacant land because it is assumed that developed land will remain in its existing land use.

5.4 Approved and Proposed Subdivisions on Vacant Land: Approved subdivisions and development plans are shown for unincorporated Pima County, and the various jurisdictions; in addition, proposed subdivisions and development plans (as of January 30) are shown for unincorporated Pima County. Sources for data include Pima County's subdivision coverage, data from Marana, Oro Valley and Sahuarita, and data from the Pima County Assessor's Office. Proposed subdivisions and development plans in unincorporated Pima County was derived from current files. The coverages will include vacant lots in developing subdivisions. The intent of the coverage is to show what has been approved region-wide, therefore separate maps for the jurisdictions were not created.

5.5 Committed Lands: The committed lands maps shows the status of land for unincorporated Pima County (by watershed) and the various jurisdictions. For vacant land, four general categories were created; less than 0.3 RAC (the equivalent to the County's SR zoning district); 0.3 to 1.0 RAC (the equivalent of the County's CR-1 and GR-1 zoning district); 1.0 to 3.0 RAC; and greater than 3.0 RAC. These categories were created because different regions of the County have developed differently and this affects the likelihood of a particular approved

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rezoning or subdivision of being developed. Approved specific plans were placed in the greater than 3.0 RAC category.

Each of the four categories were further divided into three additional categories; approved zoning; approved zoning with an approved subdivision plat or development plan; approved zoning with a subdivision plat or development plan in process.

Planned land use was not incorporated into the committed lands maps. Planned land use can be changed to reflect changing community goals and planned land use does not convey any legal rights to the property owner other than the right to apply for a rezoning (which the legislative body for the jurisdiction need not approve).

5.6 Zoning Plans: Included also are the four zoning plans adopted by the Board of Supervisors in the early sixties. Zoning plans differ from land use plans because the zoning plans are rezoning cases. For each of the four zoning plans (Catalina Foothills; Agua-Caliente-Sabino Creek; Lago del Oro; and Vail-Posta Quemada) , the Board conditionally rezoned the parcels within the plan areas.

Final zoning can be achieved by filing an acceptable plat or development plan, and the case goes directly to the Board of Supervisors (a property owner may request a waiver of the platting requirements. If this is done, the request first goes to the Planning and Zoning Commission).

The Vail-Posta Quemada Zoning Plan divides the plan area into several neighborhoods, with dwelling unit caps for each of the neighborhoods. The plan also requires that a property owner requesting to finalize the zoning file a subdivision plat for the entire neighborhood; however, it is questionable whether the County could enforce this condition.

Each of the zoning plans shares a similar problem. Many of the internal boundaries do not conform to any identifiable landmarks, be they roads, section lines or even contour lines. In the cases of the Lago del Oro and Vail-Posta Quemada Zoning Plans, the lines appear to be arbitrary. The boundary separating SR-zoned from CR-1-zoned parcels in the Catalina Foothills Zoning Plan includes a portion of the 3000-foot contour line, but then transforms into the 'line' where the topography changes. Unfortunately, little documentation exists to better tie down the boundaries within these plans, and the maps provided are best attempts to interpret the information on the existing, small-scale plans.

The maps show planned zoning on vacant land. If a property has been rezoned (or conditionally rezoned) then the approved new zoning district is shown. A parcel that has been rezoned to a different zoning district than originally approved loses the original rezoning, even if the property owner later decides not to develop under the new zoning.

6.0 Summary of Watersheds and Jurisdictions

6.1. San Pedro Watershed: The watershed is a rural, agricultural area. All of the private land is zoned RH. The property designated "Commercial" is owned by The Nature Conservancy (which the Assessor's Office classifies as a 'Fraternal Organization') and is related to the Buehman-Bingham Nature Preserve. The land designated "Industrial" comprises mining operations.

The area is outside the plan area of the County's Comprehensive Plan (though it is designated Rural under the Conceptual Land Use Element), and there are no approved or proposed subdivisions or development plans within the watershed.

6.2. Cienega-Rincon Watershed: The watershed comprises the southeast portion of the County, and is, with the exception of approximately 3,000 acres of primarily vacant land within the City of Tucson, entirely within unincorporated Pima County. The watershed contains several public preserves, including Coronado National Forest, Saguaro National Park (East), Cienega Creek Preservation Area, Colossal Cave Park, and the Empire-Cienega Preservation Area; these areas comprise about 50 percent of the watershed's area.

Two-thirds of the private land is vacant; the bulk of the rest is in agricultural uses, overwhelmingly devoted to ranching or grazing (96%). The existing zoning reflects this, as almost all of the watershed is zoned at densities of 1 RAC or less (primarily RH or GR-1). Most of the existing residential development resides in the Upper Rincon Valley in the Rex Molly-Garrigan's Gulch area, along Old Spanish Trail or Camino Loma Alta or in the eastern portion of the watershed in or near the Jay-Six Ranchettes. Two specific plans, Rocking K and Vail Valley, have been approved for the area.

In addition, the Vail-Posta Quemada Zoning Plan was approved in 1959. The zoning plan, developed to create a satellite city around a proposed Motorola plant, consists of some intense urban zoning districts, including CR-3, CR-5, TH, CB-1, CB-2, CI-1, and CI-2, as well as designating areas for schools, a cemetery and a lake. Virtually all of the plan area is currently zoned RH (with the exception of one square mile zoned GR-1), and existing residential development is rural. Probably due to the lack of existing infrastructure, none of the plan has been implemented.

6.3. Upper Santa Cruz Watershed: The watershed includes the Green Valley, Sahuarita and Corona de Tucson areas, as well as the Santa Rita Experimental Range, portions of the Coronado National Forest and the existing mining west of Green Valley. It also includes a portion south and east of Arivaca Junction that is not mapped. This area is overwhelmingly agricultural; only two percent is classified as residential and this in very large lots. While the Corona de Tucson area has grown very slowly over the years, several subdivisions were approved many years ago. In addition, the Santa Rita Ranch Specific Plan was approved in 1988, but no development has occurred under the plan and portions have been removed in the last couple of years.

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Outside of the major areas of development, considerable wildcat subdividing has been occurring in the area. The primary area is along Sahuarita Road in proximity to Kolb Road. Most of the Town of Sahuarita is vacant, but over half of the vacant land lies within two specific plans. These are the Madeira Highlands Specific Plan (approximately 900 acres) lying in the southeast portion of the Town; and the Rancho Sahuarita Specific Plan (2200 acres) in the northern portion of the town. The latter plan proposes considerable urban development including the creation of a Town Center.

6.4. Middle Santa Cruz Watershed: The watershed comprises the Cities of Tucson and South Tucson, the Catalina Foothills, the Tucson Mountains, and the area lying south of Tucson International Airport. About 60 percent of the parcels in Pima County lie within the watershed. For mapping purposes, the watershed is split into a north and south half. Portions of Saguaro National Park, Coronado National Forest and Tucson Mountain Park are not mapped. Unsurprisingly, the watershed is mostly developed. Some vacant land exists in the Catalina Foothills and the Tucson Mountains, but it is unlikely that it will develop at densities greater than 1 RAC (and much will be developed at lower densities). Vacant land to the southwest, west of Mission Road, that is not already zoned for more urban uses may be available for higher intensity uses. There is also considerable vacant land to the south. Much of this is zoned for industrial uses. At the same time, there is some residential development occurring, both subdivided and wildcat development. The other area with vacant and uncommitted land is in the southeast portion of the watershed. The watershed includes two zoning plans; the Catalina Foothills Zoning Plan (comprising the area west of Sabino Canyon Road and generally east of Pima Wash and excluding the La Paloma area), and the Agua Caliente-Sabino Canyon Zoning Plan (comprising an area east of Sabino Canyon Road). Both plans, especially the Catalina Foothills Zoning Plan, are substantially built-out, and the remaining vacant parcels are planned for either CR-1 or SR densities (except for the few parcels previously rezoned to higher densities apart from the zoning plans).

6.5. Tortolita Watershed: The watershed comprises the northwest portion of the County and includes the Towns of Marana and Oro Valley and the townsite of Catalina. It also includes Tortolita Mountain Park, Catalina State Park and portions of Coronado National Forest. It also includes significant potential pygmy owl habitat. For mapping purposes the watershed was split into an east and west half. The watershed contains a mix of rural, suburban and urban land uses, and in recent years has been the location of the most rapid growth in Pima County. Vacant land is concentrated in the very southeast portion of Catalina, north of Rancho Vistoso (much of which is State land), and within and to the north (east of Interstate-10) of the Town of Marana. However, much of the vacant land within Marana lies within several approved specific plans. There is also some vacant land within the area of the proposed Town of Tortolita. Also, the Lago Del Oro zoning plan lies within the Catalina area. The plan, approved in the early sixties, provides for a mix of uses ranging from SH (which comprises most of the plan area) to commercial and other high intensity uses located primarily in proximity to Oracle Road. Only about one-third of the plan area (1200 acres) is vacant; one-sixth of this is designated for schools, parks or a child study center. Another 450 acres is planned for SH uses.

Committed Lands in Pima County

April 25, 2000

Page 15

6.6. Altar Valley Watershed: The watershed runs south from the Avra Valley watershed to the southern boundary of the County, encompassing the townsite of Arivaca. It contains portions of the Tohono O'Odham, San Xavier and Pasqua Yaqui nations. It also includes that portion of the south half of the Tucson Mountains subregion of the Comprehensive Plan (the old Southwest Area Plan) west of Joseph Road. For mapping purposes, the watershed was split along a line south of the Three Points area. Overall, the watershed is vacant. A significant portion (66,000 acres) is in agricultural, essentially ranching and grazing (97%) uses. A somewhat larger portion (79,000 acres) is owned by the various jurisdictions. The only significant residential development in the south half (which lies outside of the plan area of the Comprehensive Plan) is the Arivaca area. The north half contains the Three Points area, some rural development in the northwest portion, and a mix of development types, ranging from rural residential to commercial and Ryan Airfield, exist in the area lying east of Sandario Road between Tucson Mountain Park and the San Xavier District. Three Points is a rapidly growing rural community developing at primarily GR-1 densities. It also includes the Diamond Bell subdivisions, zoned CR-1 and created in the early 70's and which are now slowly beginning to develop.

6.7. Avra Valley Watershed: The watershed lies to the north and west of Saguaro National Park (West) and the Town of Marana (approximately 3000 acres lies within Marana). About two-thirds of the watershed is vacant, and of this, two-thirds is owned by the County, the City of Tucson and the Federal government (which owns almost 90% of the jurisdictionally-owned land). Almost half of the private land not vacant is agricultural; 75 percent of which is devoted to ranching or grazing. Most residential development is at densities less than 1 RAC. Existing zoning on vacant land is primarily RH, with some GR-1-zoned land vacant. The area is also marked by the Brawley Wash, which runs north-south through the middle of the watershed.

6.8. Western Watersheds: The two westernmost watersheds were combined into one study area because the only significant area of development, other than on the Tohono O'Odham nation, is in the Ajo-Why area. Ajo contains a wide range of densities, while the majority of the watershed not in public ownership is zoned RH. The lands shown as built or committed surrounding the Ajo-Why areas are lands owned by the Federal government.

7.0 Maps and Data by Watershed

M.1	<u>San Pedro Watershed</u>	18
M.2	<u>Cienega-Rincon Watershed</u>	23
M.3	<u>Upper Santa Cruz Watershed</u>	30
M.4	<u>Middle Santa Cruz Watershed</u>	44
M.5	<u>Tortolita Watershed</u>	62
M.6	<u>Altar Valley Watershed</u>	90
M.7	<u>Avra Valley Watershed</u>	101
M.8	<u>Western Watershed</u>	110
M.9	<u>Zoning Plans</u>	119

**KEY TO PIMA COUNTY ZONING DISTRICTS
UNINCORPORATED PIMA COUNTY**

ZONE	ZONING DISTRICT
IR	Institutional Reserve
RH	Rural Homestead
SR	Suburban Ranch
SR-2	Suburban Ranch Estate
GR-1	Rural Residential
ML	Mount Lemmon
SH	Suburban Homestead
CR-1	Single Residence
CR-2	Single Residence
CR-3	Single Residence
CR-4	Mixed Dwelling Type
CR-5	Multiple Residence
TR	Transition
CMH-1	Manufactured and Mobile Home-1
CMH-2	Manufactured and Mobile Home-2
TH	Trailer Homesite
MU	Multiple use
MR	Major Resort
RVC	Rural Village Center
CB-1	Local Business
CB-2	General Business
CPI	Campus Park Industrial
CI-1	Light Industrial/Warehousing
CI-2	General Industrial
CI-3	Heavy Industrial
GC	Golf Course

Note: Zoning districts also apply to the Town of Sahuarita

**KEY TO PIMA COUNTY PLANNED LAND USES
UNINCORPORATED PIMA COUNTY**

PLUSE	PLANNED LAND USE
RC	Resource Conservation
RT	Resource Transition
RP	Resource Productive
LIR	Low Intensity Rural
MIR	Medium Intensity Rural
RX	Rural Crossroads
RUAC	Rural Activity Center
LIU-0.3	Low Intensity Urban-0.3
LIU-0.5	Low Intensity Urban-0.5
LIU-1.2	Low Intensity Urban-1.2
LIU-3.0	Low Intensity Urban-3.0
MIU	Medium Intensity Urban
MHIU	Medium High Intensity Urban
HIU	High Intensity Urban
NAC	Neighborhood Activity Center
CAC	Community Activity Center
MFC	Multifunctional Corridor
REAC	Regional Activity Center
I	Industrial
HI	Heavy Industrial
DR	Development Reserve

MIDDLE SAN PEDRO WATERSHED

EXISTING LAND USE--MIDDLE SAN PEDRO WATERSHED

LAND USE	ACRES
RURAL	398.29
0.2 TO 0.4 RAC	6.79
0.4 TO 0.75 RAC	8.00
AGRICULTURAL	15,874.74
COMMERCIAL	958.05
INDUSTRIAL	391.18
PUBLIC PRESERVE	84,088.49
VACANT	67,934.00
VACANT-JUR	2,260.20
CHK	2,312.18

PERCENT OF AGRICULTURAL IN RANCHING AND GRAZING: 75% (11,885 Acres)
"COMMERCIAL" LAND OWNED BY THE NATURE CONSERVANCY

ZONING ON VACANT LAND--MIDDLE SAN PEDRO WATERSHED

RH	86,187.19
----	-----------

STATUS OF LAND--MIDDLE SAN PEDRO WATERSHED UNINCORPORATED PIMA COUNTY

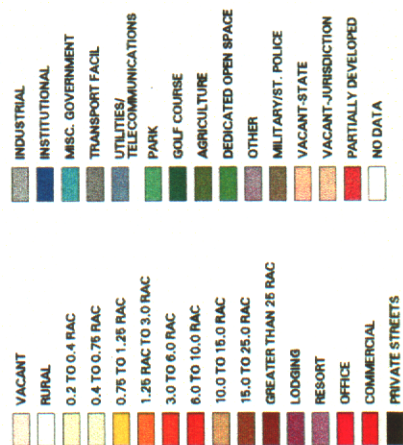
STATUS	ACRES
Built or Committed	4,023.13
<0.3 RAC Zoning	86,120.93
Public Preserve	84,088.49

Upper San Pedro Watershed

03-MAR-2000

Legend

Existing Land Use



Basemap Features



This map is regional in nature. Data comes from many sources, including the Pinellas County Development Services Dept., Dept. of Transportation and the Pinellas County Assessor's Office.



PLAN COORDINATION:
Pima County Development Services Department
Planning Division - Comprehensive Plan Section
301 N. First Ave.
Tucson, Arizona 85701

EXISTING ZONING ON VACANT LAND

Unincorporated Pima County
Upper San Pedro Watershed

20-MAR-2000

Legend

Zoning Districts

- | | |
|----------------------------|---------------------------------|
| IR Institutional Reserve | CMH-2 Mobile Home-2 |
| RI Rural Homestead | TH Trailer Homestead |
| GR-1 Rural Residential | MU Multiple Use |
| SR Suburban Ranch | MR Major Resort |
| SR-2 Suburban Ranch Estate | RVC Rural Village Center |
| SH Suburban Homestead | CS-1 Local Business |
| CH-1 Single Residence | CS-2 General Business |
| CH-2 Single Residence | CPI Campus Park Industrial |
| CH-3 Single Residence | CI-1 Light Industrial/Warehouse |
| CH-4 Mixed Dwelling Type | CI-2 General Industrial |
| CH-5 Multiple Residence | CI-3 Heavy Industrial |
| TR Transitional | SP Specific Plan |
| CMH-1 Mobile Home 1 | GC Golf Course |
| Cond't Zoning Boundary | |

Basemap Features

- | | |
|-------------------------|--------------------------|
| Built or Committed Land | Public Preserve Boundary |
| Cities and Towns | Public Preserves |
| Sections | Tribal Lands |
| | Ranching or Grazing Land |

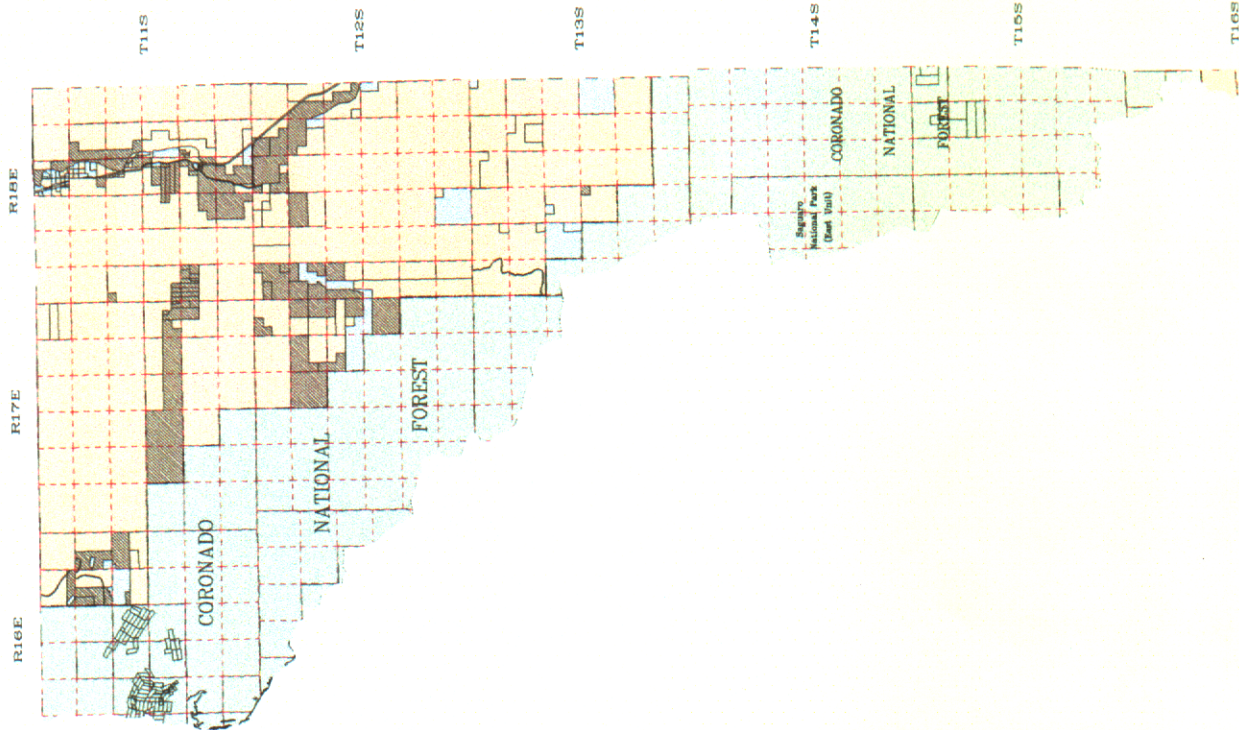
Note: Vacant land shown by zoning district color



This map is prepared by staff. Data sources include aerial photography, existing maps, and other information provided by the Pima County Assessor's Office.



Pima County Department of Planning and Economic Development
201 E. River Ave.
Tucson, Arizona 85701
310-244-2000



COMMITTED LANDS

Unincorporated Pima County

Upper San Pedro Watershed

20-MAR-2000

Legend

Land Status

Built or Committed Land

Categories of Vacant Land

Rural Zoning

Rural Zoning-Subdivision or Development Plan Applied For

Rural Zoning-Approved Subdivision or Development Plan

0.3-1.0 RAC Equivalent Zoning

0.3-1.0 RAC-Subdivision or Development Plan Applied For

0.3-1.0 RAC-Approved Subdivision or Development Plan

1.0-3.0 RAC Equivalent Zoning

1.0-3.0 RAC-Subdivision or Development Plan Applied For

1.0-3.0 RAC-Approved Subdivision or Development Plan

3.0 + RAC Equivalent Zoning

3.0 + RAC-Subdivision or Development Plan Applied For

3.0 + RAC-Approved Subdivision or Development Plan

Basemap Features

Cities and Towns

Public Preserve Boundary

Tribal Lands

Sections

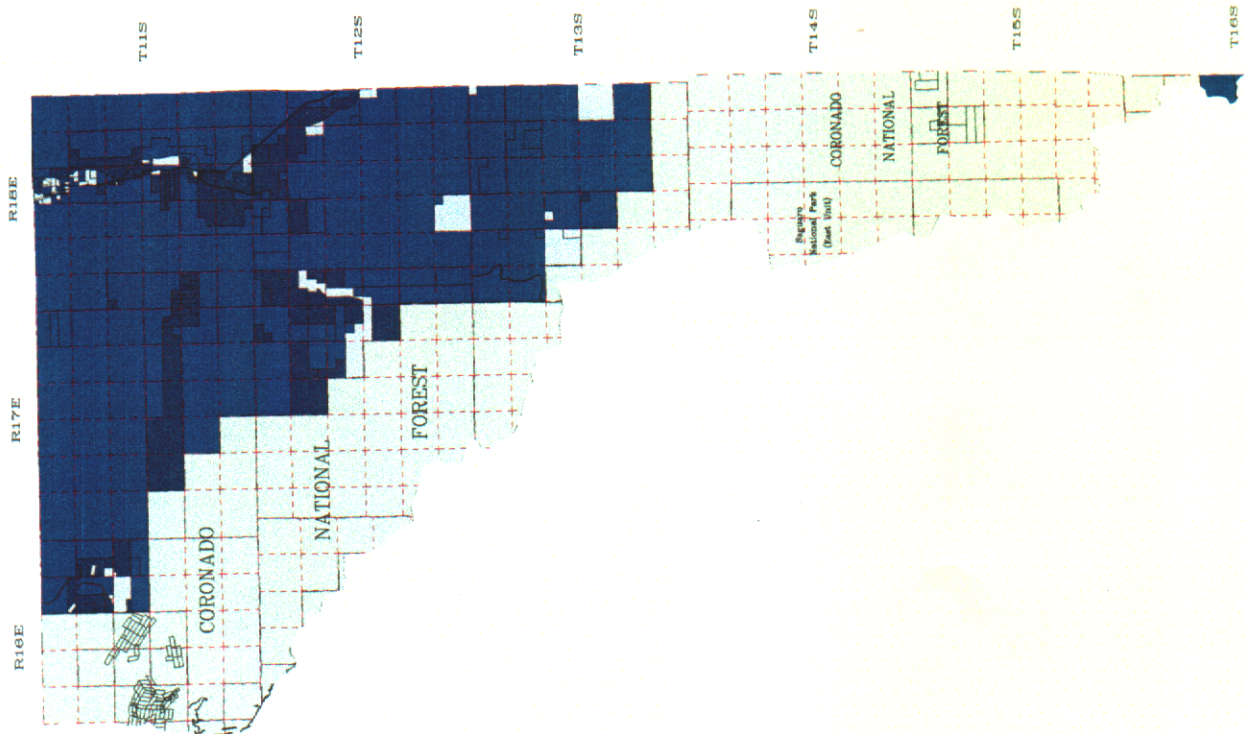
Note: Vacant land shown by zoning district color



This map is prepared by the author. It does not represent the official position of the Pima County Department of Planning and Economic Development. It is not intended to be used for legal purposes. The Pima County Attorney's Office.



P.A.M. 2000-03-01
Pima County Department of Planning and Economic Development
201 E. River St.
Tucson, AZ 85701
232 746 4888



CIENEGA-RINCON WATERSHED

EXISTING LAND USE--CIENEGA-RINCON WATERSHED

LAND USE	JURISDICTION	ACRES	JURISDICTION	ACRES	TOTAL ACRES
RURAL	PIMA COUNTY	7,260.90			7,260.90
0.2 TO 0.4 RAC	PIMA COUNTY	1,117.68	TUCSON	3.62	1,121.30
0.4 TO 0.75 RAC	PIMA COUNTY	362.22			362.22
0.75 TO 1.25 RAC	PIMA COUNTY	781.22			781.22
1.25 TO 3.0 RAC	PIMA COUNTY	10.09			10.09
AGRICULTURAL	PIMA COUNTY	31,764.08			31,764.08
COMMERCIAL	PIMA COUNTY	502.10			502.10
DEDICATED OPEN SPACE	PIMA COUNTY	82.95			82.95
INDUSTRIAL	PIMA COUNTY	446.22	TUCSON	248.63	694.85
INSTITUTIONAL	PIMA COUNTY	51.70			51.70
MISC GOVERNMENT	PIMA COUNTY	889.27			889.27
OTHER	PIMA COUNTY	60.56	TUCSON	3.91	64.47
PARK	PIMA COUNTY	1,182.91			1,182.91
PARTIAL	PIMA COUNTY	72.62			72.62
PUBLIC PRESERVE	PIMA COUNTY	158,254.89			158,254.89
TRANS FACILITIES	PIMA COUNTY	922.13			922.13
UTIL/TELECOMM	PIMA COUNTY	135.27			135.27
VACANT	PIMA COUNTY	101,027.23	TUCSON	2,670.46	103,697.69
VACANT-JUR	PIMA COUNTY	6,024.00	TUCSON	251.39	6,275.39
VACANT-STATE	PIMA COUNTY	502.43	TUCSON	25.43	527.86
CHK	PIMA COUNTY	2,845.84	TUCSON	12.52	2,858.36

PERCENT OF AGRICULTURAL LAND IN RANCHING AND GRAZING: 96% (30,504 Acres)

**ZONING ON VACANT LAND--CIENEGA-RINCON WATERSHED
UNINCORPORATED PIMA COUNTY**

ZONING DISTRICT	ACRES
IR	2,359.15
RH	119,852.88
SR	1,538.41
SR-2	586.61
GR-1	4,979.66
CR-1	900.35
SH	374.97
CMH-1	25.21
TH	60.04
CB-1	47.38
CB-2	56.96
CI-1	430.32
CI-2	23.87
SP	5,354.81

**PLANNED LAND USE ON VACANT LAND--CIENEGA-RINCON WATERSHED
UNINCORPORATED PIMA COUNTY**

PLANNED LAND USE	ACRES
RC	44,904.06
RT	13,317.53
LIU-0.3	1,101.84
LIU-0.5	2,829.00
LIU-1.2	193.28
LIU-3.0	4,150.93
MIU	5,038.79
MHIU	780.93
MFC	821.44
NAC	9.35
CAC	716.08
I	31.81
DR	307.21
LIR	47,981.04
MIR	4,098.74
OUTSIDE PLAN AREA	10,308.93

**STATUS OF LAND--CIENEGA WATERSHED
UNINCORPORATED PIMA COUNTY**

STATUS	ACRES
Built or Committed	19,902.35
3.0+ RAC Zoning: Approved Subdivision or DP	580.82
3.0+ RAC Zoning	7,541.95
1-3 RAC Zoning: Approved Subdivision or DP	275.74
1-3 RAC Zoning	19.22
0.3-1.0 RAC Zoning: Approved Subdivision or DP	681.46
0.3-1.0 RAC Zoning: Subdivision or DP in Process	1,039.41
0.3-1.0 RAC Zoning	4,849.72
<0.3 RAC Zoning: Approved Subdivision or DP	345.91
<0.3 RAC Zoning: Subdivision or DP in Process	95.92
<0.3 RAC Zoning	120,710.49
Public Preserve	158,254.88
No Data	242.36

EXISTING LAND USE

Cienega-Rincon Watershed

16-MAR-2000

Legend

Existing Land Use	
VACANT	INDUSTRIAL
RURAL	INSTITUTIONAL
0.2 TO 0.4 RAC	MISC. GOVERNMENT
0.4 TO 0.75 RAC	TRANSPORT FACIL
0.75 TO 1.25 RAC	UTILITIES/TELECOMMUNICATIONS
1.25 RAC TO 3.0 RAC	PARK
3.0 TO 6.0 RAC	GOLF COURSE
6.0 TO 10.0 RAC	AGRICULTURE
10.0 TO 15.0 RAC	DEDICATED OPEN SPACE
15.0 TO 25.0 RAC	OTHER
GREATER THAN 25 RAC	MILITARY/ST. POLICE
LODGING	VACANT-STATE
RESORT	VACANT-JURISDICTION
OFFICE	PARTIALLY DEVELOPED
COMMERCIAL	NO DATA
PVT STREETS	

Basemap Features

Public Preserves	Public Preserve Boundary
Tribal Lands	City and Town Limits
	Sections



This map is prepared in color. Data reflect those water features including the Pima County 3-Digitized water features. The map is not a representation of the Pima County 3-Digitized 1:250,000.



PLANNING INFORMATION
Pima County Department of Planning and Economic Development
201 N. Main Ave.
Tucson, Arizona 85701
320 746 1888

T14S

T15S

T16S

T17S

T18S

T19S

SAGUARO NATIONAL PARK

EAST

CORONADO NATIONAL FOREST

PRESERVATION AREA

EMPIRE CIENEGA RESOURCE CONSERVATION AREA

CORONADO NATIONAL FOREST

R16E

R17E

R18E

R19E

R20E

R21E

R22E

R23E

R24E

R25E

R26E

R27E

R28E

R29E

R30E

R31E

R32E

R33E

R34E

R35E

R36E

R37E

R38E

EXISTING ZONING

ON VACANT LAND

Unincorporated Pima County
Cienega-Rincon Watershed

15-MAR-2000

Legend

Zoning Districts

IR Institutional Reserve	CMH-2 Mobile Home-2
RI Rural Homestead	TH Trailer Homestead
GR-1 Rural Residential	MAU Multiple Use
SR Suburban Ranch	MR Major Resort
SR-2 Suburban Ranch Estate	RVC Rural Village Center
SH Suburban Homestead	CB-1 Local Business
CH-1 Single Residence	CB-2 General Business
CH-2 Single Residence	CH Campus Park Industrial
CH-3 Single Residence	CI-1 Light Industrial/Warehouse
CH-4 Mixed Dwelling Type	CI-2 General Industrial
CH-5 Multiple Residence	CI-3 Heavy Industrial
TH Transitional	SP Specific Plan
CMH-1 Mobile Home 1	GC Golf Course
Cond't Zoning Boundary	

Basemap Features

Built or Committed Land	Public Preserve Boundary
Cities and Towns	Public Preserves
Sections	Tribal Lands
	Ranching or Grazing Land

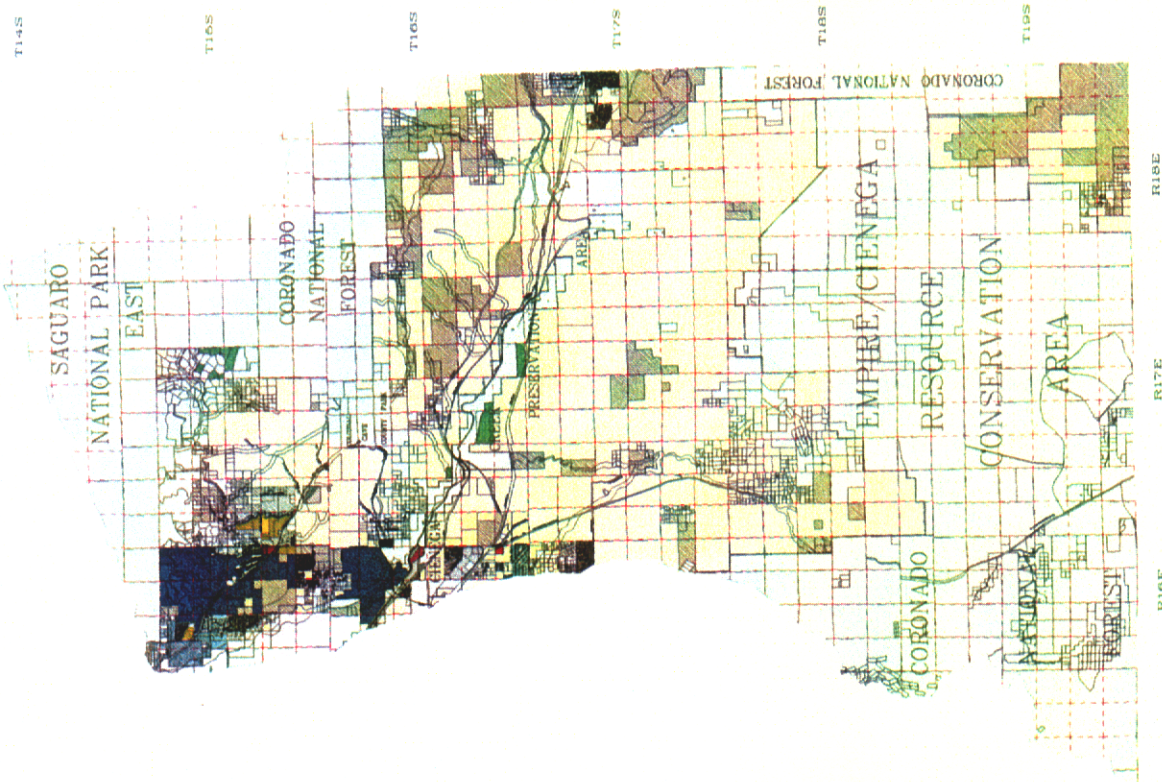
Note: Vacant land shown by zoning district color



This map is prepared to assist. Data reflects base
water content, including the Pima County 2-partition
water content, including the Pima County 2-partition
water content, including the Pima County 2-partition
water content, including the Pima County 2-partition



PLANNING DIVISION
Pima County, Arizona
201 N. Main Ave., Suite 100
Tucson, AZ 85701
310.744.6000



APPROVED AND PROPOSED SUBDIVISIONS ON VACANT LAND Cienega-Rincon Watershed 22-MAR-2000

- Legend**
- Approved Subdivisions or Development Plans
 - Proposed Subdivisions or Development Plans
- Basemap Features**
- Built or Committed Land
 - City and Town Limits
 - Sections
 - Public Preserve Boundary
 - Public Preserves
 - Tribal Lands

T14S

T15S

T16S

T17S

T18S

T19S

SAGUARO
NATIONAL PARK
EAST

CORONADO
NATIONAL
FOREST

CORONADO NATIONAL FOREST

EMPIRE CIENEGA
RESOURCE
CONSERVATION
AREA

CORONADO
NATIONAL
FOREST

R16E

R17E

R18E



This map is prepared in accordance with the Pinal County Auditor's Office. It is not a legal document. For more information, please contact the Pinal County Auditor's Office at (520) 744-6000.



PLANNING DIVISION
Pinal County Auditor's Office
P.O. Box 1000
Tucson, AZ 85701
(520) 744-6000

PLANNED LAND USE ON VACANT LAND

Unincorporated Pima County
Cienega-Rincon Watershed

15-MAR-2000

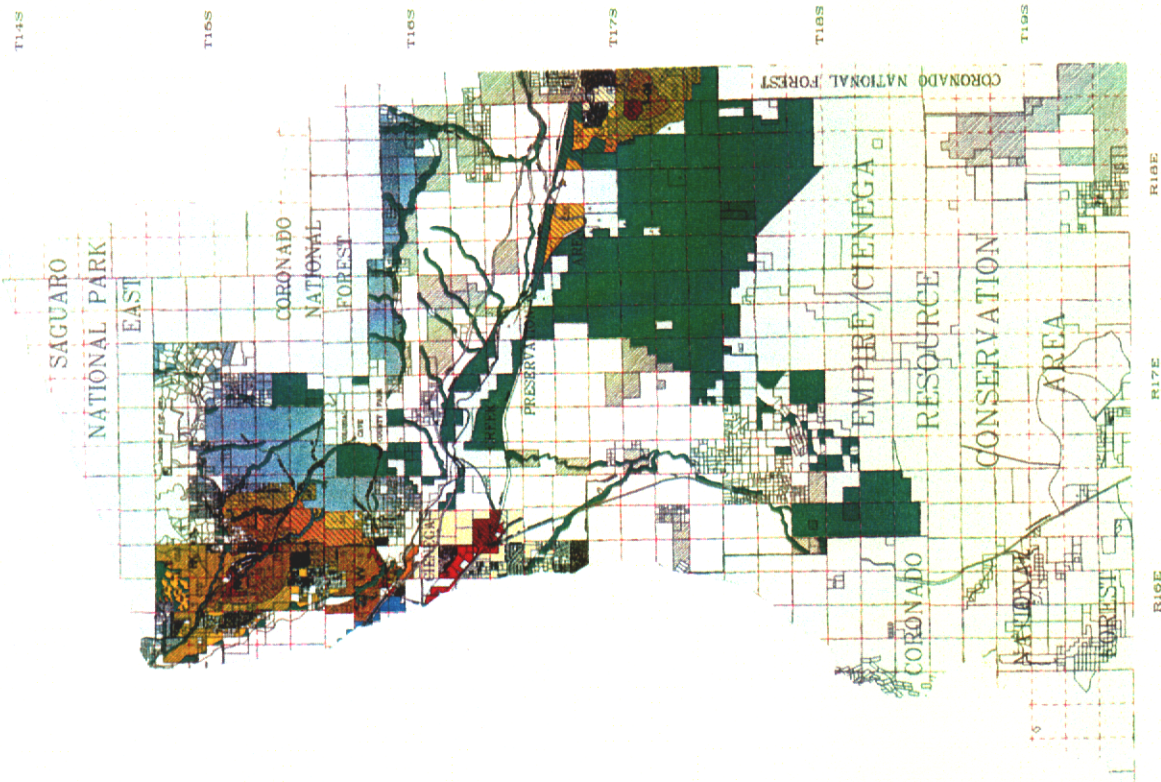
Legend

Planned Land Use	
	Activity Centers
	REAC Regional Activity Center
	CAC Community Activity Center
	MAC Metropolitan Activity Center
	MFC Multifunctional Center
	Medium/High Intensity Urban
	Medium High Intensity Urban
	High Intensity Urban
	Low Intensity Urban
	Low Intensity Urban-3.0
	Low Intensity Urban-1.2
	Low Intensity Urban-0.6
	Low Intensity Urban-0.3
	Development Reserve
	Rural Activity Centers
	REAC Rural Activity Center
	RX Rural Crossroads
	Medium Intensity Rural
	Low Intensity Rural
	Resource Transition
	Resource Productive
	Industrial
	Urban Industrial
	HI Heavy Industrial
	Resource Conservation
	Special Areas
	Not in Plan Area

Basemap Features

	Built or Committed Land
	Cities and Towns
	Ranching or Grazing Land
	Sections
	Public Preserve Boundary
	Public Preserves
	Tribal Lands

Note: Vacant land shown by plan designation color



This map is prepared in accordance with the provisions of the Pima County Development Ordinance, Chapter 15, Article 1, Section 15-101, and the Pima County Planning Department's policies.



PLANNING DEPARTMENT
Pima County Planning Department
1001 N. First Ave., Suite 100
Tucson, AZ 85701
202-1-1000

Cienega-Rincon Watershed

17-MAR-2000

Legend

Land Status

Built or Committed Land

Categories of Vacant Land

- | | |
|--------------------|--|
| Purple Zoning | Rural Zoning-Subdivision or Development Plan Applied For |
| Blue Zoning | Rural Zoning-Approved Subdivision or Development Plan |
| Orange Zoning | 0.3-1.0 RAC Equivalent Zoning |
| Light Green Zoning | 0.3-1.0 RAC-Subdivision or Development Plan Applied For |
| Yellow Zoning | 0.3-1.0 RAC-Approved Subdivision or Development Plan |
| Dark Yellow Zoning | 1.0-3.0 RAC Equivalent Zoning |
| Red Zoning | 1.0-3.0 RAC-Subdivision or Development Plan Applied For |
| Dark Red Zoning | 1.0-3.0 RAC-Approved Subdivision or Development Plan |
| Black Zoning | 3.0+ • RAC Equivalent Zoning |
| | 3.0+ • RAC-Subdivision or Development Plan Applied For |
| | 3.0+ • RAC-Approved Subdivision or Development Plan |

Basemap Features

-  Cities and Towns
 Tribal Lands
 Sections
 Public Preserve Boundary
 Public Preserves
 Ranching or Grazing Land



This map is regional in nature. Data comes from many sources, including the Penna County Development Services Dept., Dept. of Transportation and the Penna County Assessor's Office.



FLAW COUNCIL ON AFRICAN
 AND COUNTRY DEVELOPMENT Services Department
 Marketing Division (Comprehensive Fish Section)
 101 M. Street Ave.
 Pretoria, Ardenne 00181
 Tel. 011 484 4444

UPPER SANTA CRUZ WATERSHED
Including Town of Sahuarita

EXISTING LAND USE--UPPER SANTA CRUZ WATERSHED

LAND USE	JURISD	ACRES	JURISD	ACRES	JURISD	TOTAL ACRES
RURAL	PIMA COUNTY	5,801.04	SAHUARITA	500.80		6,301.84
0.2 TO 0.4 RAC	PIMA COUNTY	3,000.64	SAHUARITA	207.26		3,207.90
0.4 TO 0.75 RAC	PIMA COUNTY	873.66	SAHUARITA	81.86		955.52
0.75 TO 1.25 RAC	PIMA COUNTY	1,127.89	SAHUARITA	305.34		1,433.23
1.25 TO 3.0 RAC	PIMA COUNTY	303.37	SAHUARITA	67.04		370.41
3.0 TO 6.0 RAC	PIMA COUNTY	984.78	SAHUARITA	67.07		1,051.85
6.0 TO 10.0 RAC	PIMA COUNTY	469.79	SAHUARITA	3.25		473.04
10.0 TO 15.0 RAC	PIMA COUNTY	195.44	SAHUARITA	30.96		226.40
15.0 TO 25 RAC	PIMA COUNTY	52.67	SAHUARITA	11.04		63.71
GRTR THAN 25 RAC	PIMA COUNTY	4.79				4.79
AGRICULTURAL	PIMA COUNTY	61,831.32	SAHUARITA	1,237.27		63,068.59
COMMERCIAL	PIMA COUNTY	1,825.81	SAHUARITA	51.38		1,877.19
DED. OPEN SPACE	PIMA COUNTY	1,029.77	SAHUARITA	195.88		1,225.65
GOLF COURSE	PIMA COUNTY	1,226.46				1,226.46
INDUSTRIAL	PIMA COUNTY	32,294.97	SAHUARITA	385.16		32,680.13
INSTITUTIONAL	PIMA COUNTY	256.12	SAHUARITA	186.25		442.37
LODGING	PIMA COUNTY	3.27	SAHUARITA	1.65		4.92
MISC GOV'T	PIMA COUNTY	151.28	SAHUARITA	1.29		152.57
OFFICE	PIMA COUNTY	26.59				26.59
OTHER	PIMA COUNTY	337.95	SAHUARITA	11.11		349.06
PARTIAL	PIMA COUNTY	81.43	SAHUARITA	5.04		86.47
PRIVATE STREET	PIMA COUNTY	1.65				1.65
PUBLIC PRESERVE	PIMA COUNTY	93,378.00				93,378.00
SPLINTER	PIMA COUNTY	31.74				31.74
TRANS FACILITIES	PIMA COUNTY	579.28	SAHUARITA	31.51		610.79
UTIL/TELECOMM	PIMA COUNTY	48.04	SAHUARITA	9.19		57.23
VACANT	PIMA COUNTY	170,451.60	SAHUARITA	4,866.31	TUCSON	179,225.84
VACANT-JUR	PIMA COUNTY	17,175.43	SAHUARITA	74.54	TUCSON	17,347.60
VACANT-STATE	PIMA COUNTY	1,954.09			TUCSON	3,059.84
CHK	PIMA COUNTY	3,387.25	SAHUARITA	84.15	VACANT-STATE	3,471.40
TOTAL ACREAGE	SAN XAVIER	31,573.50				31,573.50

PERCENT OF AGRICULTURAL IN RANCHING AND GRAZING: 88% (55,386 Acres)

**ZONING ON VACANT LAND--UPPER SANTA CRUZ WATERSHED
UNINCORPORATED PIMA COUNTY**

ZONING DISTRICT	ACRES
IR	4,614.73
RH	229,116.74
SR	621.25
GR-1	8,131.45
CR-1	1,157.17
CR-2	103.03
CR-3	534.39
CR-4	87.88
CR-5	59.53
SH	220.13
CMH-1	136.94
CMH-2	46.57
TH	19.00
TR	274.56
CB-1	104.88
CB-2	163.62
CI-1	12.17
CI-2	611.36
GC	223.46
SP	3,073.95

**PLANNED LAND USE ON VACANT LAND--UPPER SANTA CRUZ WATERSHED
UNINCORPORATED PIMA COUNTY**

PLANNED LAND USE	ACRES
RC	19,592.27
RP	2,715.92
LIU-1.2	369.46
LIU-3.0	2,911.43
MIU	3,071.13
MHIU	707.89
NAC	186.90
MFC	73.72
CAC	441.68
DR	5,758.24
HI	493.96
I	1,152.89
LIR	123,659.35
MIR	9,110.69
RX	42.74
RUAC	57.13
OUTSIDE PLAN AREA	79,350.45

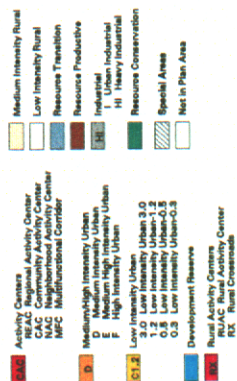
**STATUS OF LAND--UPPER SANTA CRUZ WATERSHED
UNINCORPORATED PIMA COUNTY**

STATUS	ACRES
Built or Committed	69,147.70
3.0+ RAC Zoning: Approved Subdivision or DP	107.32
3.0+ RAC Zoning: Subdivision or DP in Process	135.11
3.0+ RAC Zoning	1.84
1-3 RAC Zoning: Approved Subdivision or DP	959.32
1-3 RAC Zoning: Subdivision or DP in Process	69.94
1-3 RAC Zoning	8,482.86
0.3-1.0 RAC Zoning: Approved Subdivision or DP	3,212.03
0.3-1.0 RAC Zoning	2,395.20
<0.3 RAC Zoning: Approved Subdivision or DP	4,734.95
<0.3 RAC Zoning: Subdivision or DP in Process	130.73
<0.3 RAC Zoning	216,625.24
Public Preserve	93,378.89
No Data	1,597.41

15-MAR-2000

Legend

Planned Land Use



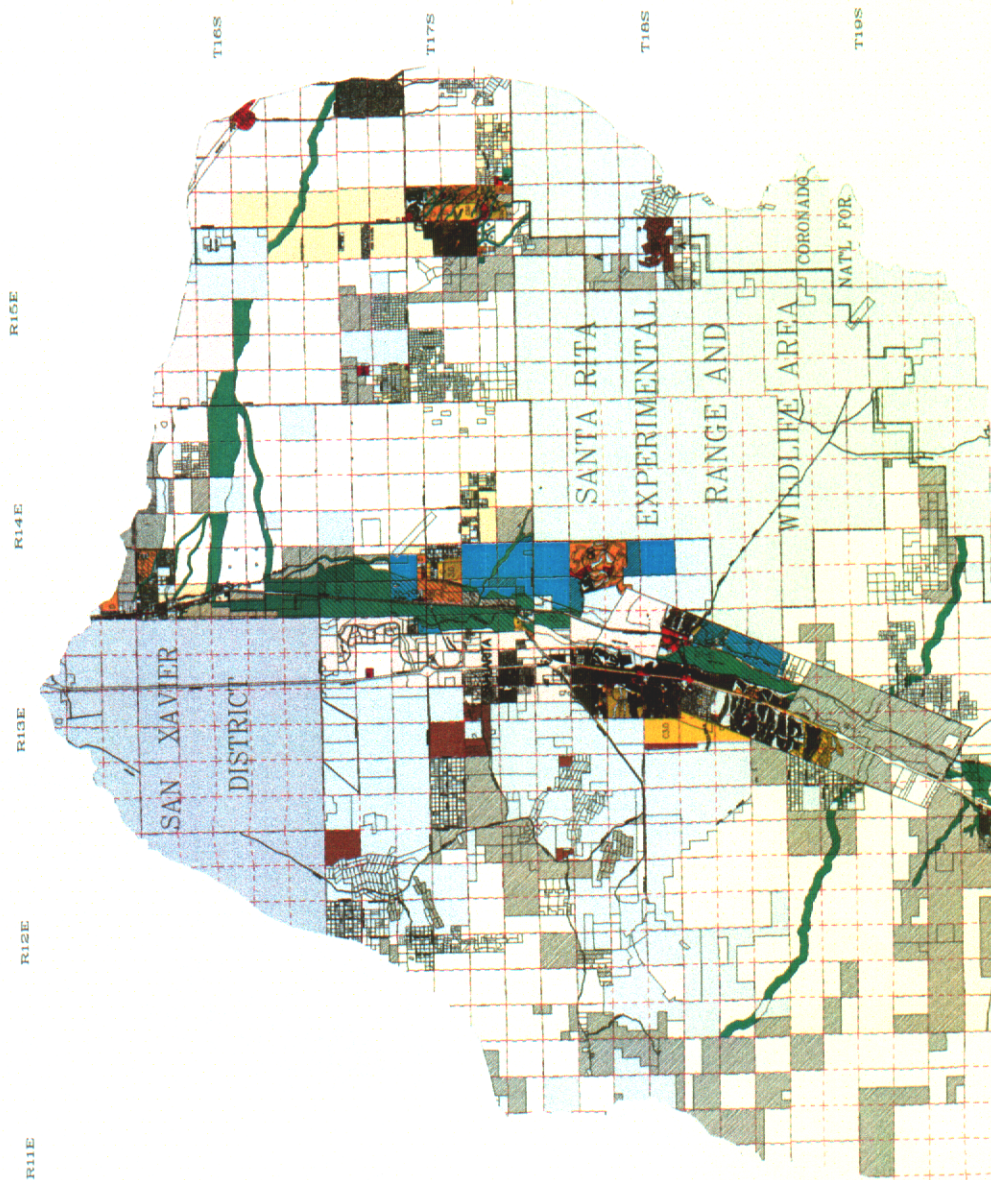
Basemap Features



This map is regional in nature. Data come as from many sources, including the Visa Country Development Services Dept., Dept. of Transportation and the



PLANNING C/O-BD-MARTIN-26
PLANNING DEVELOPMENT SERVICES
PLANNING SERVICES - Comprehensive Planning
101 W. Main Ave.
Tulsa, Oklahoma 74103



EXISTING LAND USE

Upper Santa Cruz Watershed

16-MAR-2000

Legend

Existing Land Use

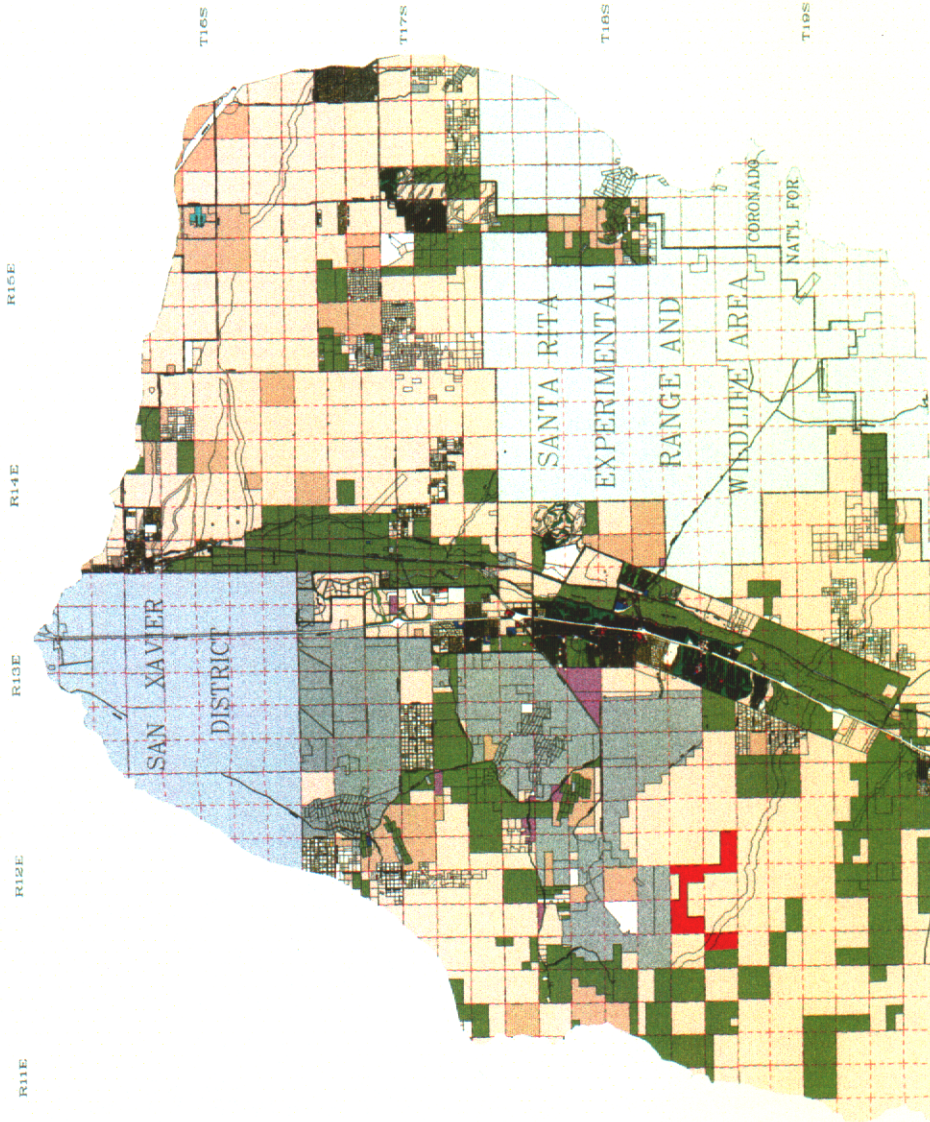
VACANT	INDUSTRIAL	INSTITUTIONAL
RURAL	MISC. GOVERNMENT	TRANSPORT FACIL
0.2 TO 0.4 RAC	UTILITIES/TELECOMMUNICATIONS	PARK
0.4 TO 0.75 RAC	GOLF COURSE	AGRICULTURE
0.75 TO 1.25 RAC	DEDICATED OPEN SPACE	OTHER
1.25 RAC TO 3.0 RAC	MILITARY/ST. POLICE	VACANT-STATE
3.0 TO 6.0 RAC	VACANT-JURISDICTION	PARTIALLY DEVELOPED
6.0 TO 10.0 RAC	NO DATA	
10.0 TO 15.0 RAC		
15.0 TO 20.0 RAC		
GREATER THAN 20 RAC		
LOGGING		
RECREATION		
OFFICE		
COMMERCIAL		
PVT STREETS		

Basemap Features

Public Preserve	Public Preserve Boundary
Tribal Lands	City and Town Limits
	Sections



This map is prepared in accordance with the Santa Cruz County Planning Department's Mapmaking Policy. It is not intended to be used for legal purposes. For more information, contact the Santa Cruz County Planning Department.



EXISTING ZONING ON VACANT LAND Unincorporated Pima County Upper Santa Cruz Watershed 20-MAR-2000

Legend

Zoning Districts	
IR Institutional Reserve	CHM-2 Mobile Home-2
RI-1 Rural Residential	TH Trailer Home/Trails
RI-2 Rural Residential	MU Multiple Use
SR Suburban Ranch	MR Major Resort
SR-2 Suburban Ranch Estate	RVC Rural Village Center
SI Suburban Homesite	GB-1 Local Business
CH-1 Single Residence	GB-2 General Business
CH-2 Single Residence	CI-1 General Industrial
CH-3 Single Residence	CI-2 General Industrial
CH-4 Mixed Dwelling Type	CI-3 General Industrial
CH-5 Multiple Residence	CI-4 Heavy Industrial
TH Transitional	SP Specific Plan
CHM-1 Mobile Home 1	GC Golf Course
CHM-2 Mobile Home 2	
GC Golf Course	

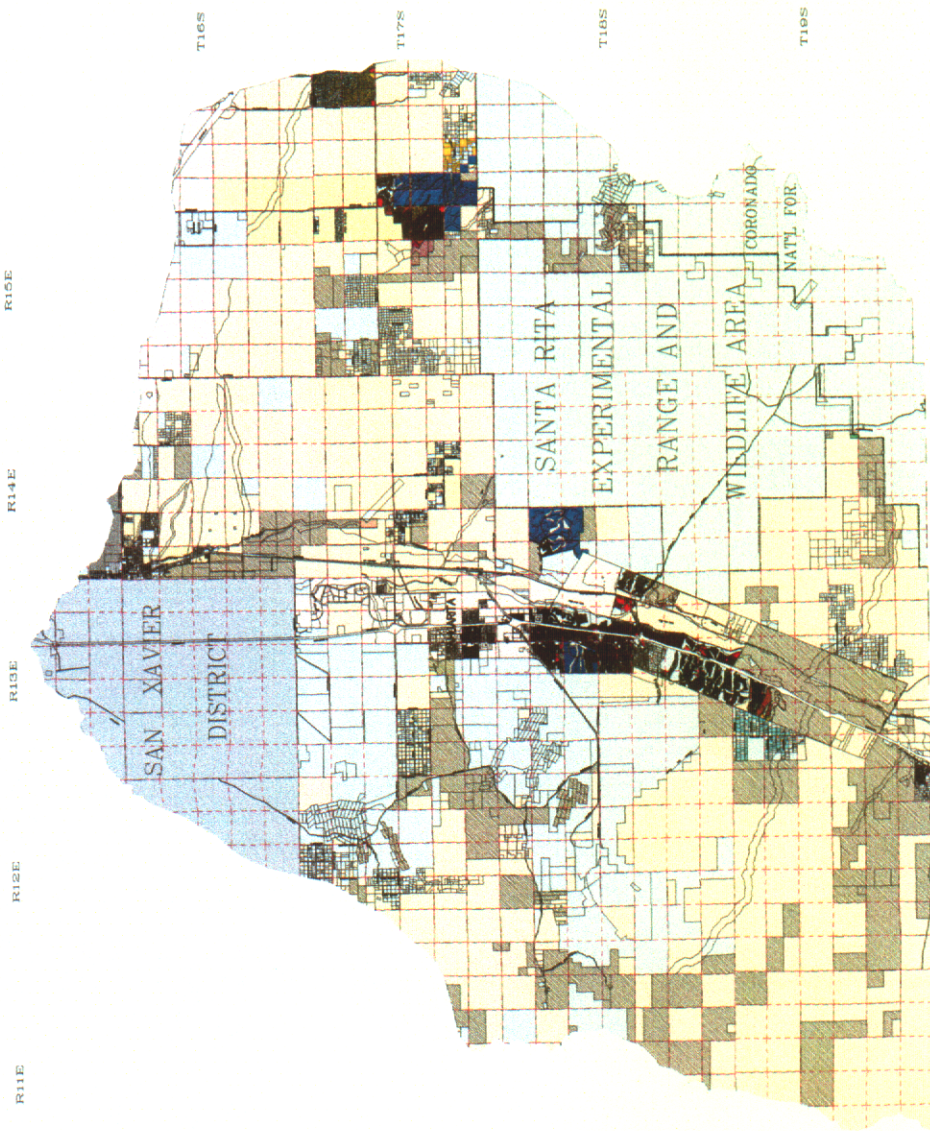
Basemap Features

Build or Committed Land	Public Preserve Boundary
Cities and Towns	Public Preserves
Sections	Titled Lands
	Ranching or Grazing Land

Note: Vacant land shown by zoning district color



This map is prepared in accordance with the Santa Cruz Watershed Map Act, Chapter 1, Article 1, Section 1, of the Santa Cruz County Code, and the Santa Cruz County Board of Supervisors Resolution No. 1000, dated 10/10/99.



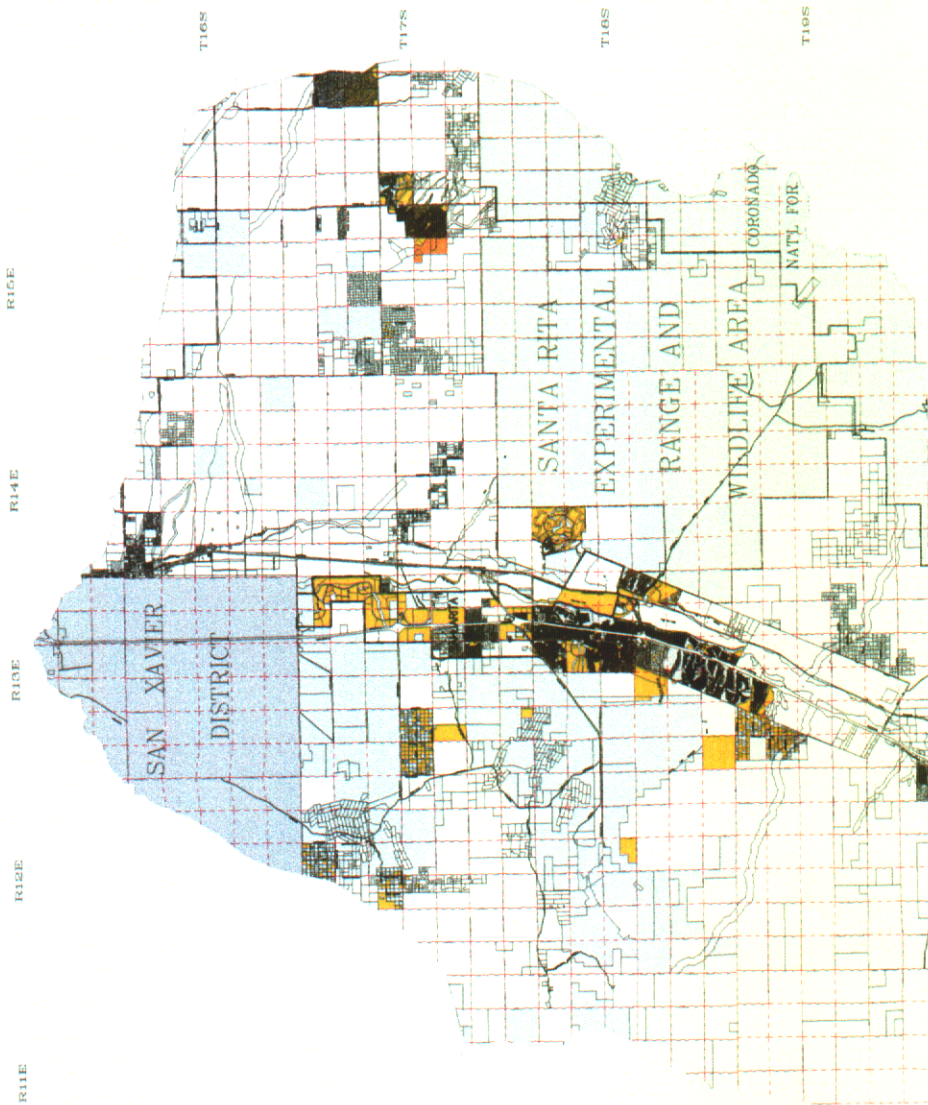
**APPROVED AND PROPOSED
SUBDIVISIONS
ON VACANT LAND
Upper Santa Cruz Watershed
22-MAR-2000**

Legend

- Approved Subdivisions or Development Plans
Proposed Subdivisions or Development Plans

Basemap Features

- | | | | |
|---|-------------------------|---|--------------------------|
|  | Built or Committed Land |  | Public Preserve Boundary |
|  | City and Town Limits |  | Public Preserves |
|  | Sections |  | Tribal Lands |



This map is regional in nature. Data comes from many sources, including the Fann County Development Services Dept (Dept. of Transportation and the Fann County Assessor's Office).



ZONING ON VACANT LAND--TOWN OF SAHUARITA

ZONING DISTRICT	ACRES
RH	1,825.92
SR	19.17
GR-1	894.90
CR-1	12.65
CR-2	21.79
CR-3	33.62
CR-4	94.79
CR-5	22.42
CB-1	19.72
CB-2	31.08
CI-1	26.37
Madeira Highlands SP	891.08
Rancho Sahuarita SP	2,180.88

PLANNED LAND USE ON VACANT LAND--TOWN OF SAHUARITA

PLANNED LAND USE	ACRES
LDR Low Density Residential	683.09
MLDR Medium Low Density Residential	670.48
MDR Medium Density Residential	2,026.99
MHDR Medium High Density Residential	268.97
HDR High Density Residential	40.27
TC Town Center	241.20
Tca Town Center-Special Area Policy	52.58
C Commercial	343.15
PI Park Industrial	421.91
I/P Institutional/Public	62.41
DR Development Reserve	387.75
GC Golf Course	33.02
P/OS Park/Open Space	694.35
D Drainage	22.28

STATUS OF LAND--TOWN OF SAHUARITA

STATUS	ACRES
Built or Committed	2,244.13
3.0+ RAC Zoning: Approved Subdivision or DP	166.50
3.0+ RAC Zoning	3,103.99
1-3 RAC Zoning: Approved Subdivision or DP	20.43
1-3 RAC Zoning	1.36
0.3-1.0 RAC Zoning: Approved Subdivision or DP	100.26
0.3-1.0 RAC Zoning	802.79
<0.3 RAC Zoning	1,845.09

EXISTING ZONING ON VACANT LAND

Town of Sahuarita

20-MAR-2000

Legend

Zoning Districts

IR Institutional Reserve	CMH-2 Mobile Home-2
RH Rural Homestead	TH Trailer Homesite
GR-1 Rural Residential	MU Multiple Use
SR Suburban Ranch	MR Major Resort
SR-2 Suburban Ranch Estate	RVC Rural Village Center
SH Suburban Homestead	CB-1 Local Business
CR-1 Single Residence	CB-2 General Business
CR-2 Single Residence	CPI Campus Park Industrial
CR-3 Single Residence	CI-1 Light Industrial/Warehouse
CR-4 Mixed Dwelling Type	CI-2 General Industrial
CR-5 Multiple Residence	CI-3 Heavy Industrial
TR Transitional	SP Specific Plan
CMH-1 Mobile Home 1	GC Golf Course

Basemap Features

Built or Committed Land	Public Preserve Boundary
Unincorporated Pima County	Public Preserves
Sections	Tribal Lands
	Ranching or Grazing Land

Note: Vacant land shown by zoning district color



This map is regional in nature. Data comes from many sources, including the Pima County Development Services Dept. of Transportation and the Pima County Assessor's Office.



PLAN COORDINATION:
Pima County Development Services Department
Planning Division - Comprehensive Planning Section
201 N. Stone Ave.
Tucson, Arizona 85761
228 746 6900

PLANNED LAND USE ON VACANT LAND

Town of Sahuarita

20-MAR-2000

Legend

Planned Land Use

 LDR Low Density Residential	 C Commercial
 MLDR Medium Low Density Residential	 PI Park Industrial
 MDR Medium Density Residential	 M Mining
 MHDR Medium High Density Residential	 I/P Institutional/Public
 HDR High Density Residential	 DR Development Reserve
 Town Center	 P/OS Park/Open Space
	 D Drainage

Basemap Features

 Built or Committed Land	 Public Preserve Boundary
 Unincorporated Pima County	 Public Preserves
 Sections	 Tribal Lands
	 Ranching or Grazing Land

Note: Vacant land shown by planned land use color



This map is regional in nature. Data comes from many sources, including the Pima County Development Services Dept, Dept. of Transportation and the Pima County Assessor's Office.



PLAN COORDINATION:
Pima County Development Services Department
Planning Division - Comprehensive Plan Section
201 N. First Ave.
Tucson, Arizona 85701
228 740 4000

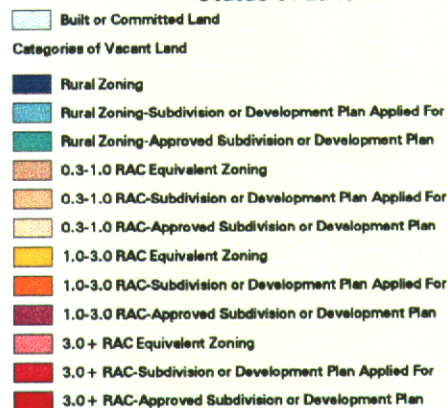
T17S

T18S

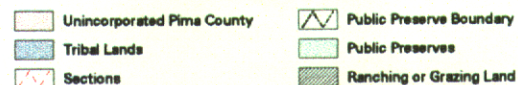
Town of Sahuarita

29-MAR-2000

Status of Land



Basemap Features



This map is regional in nature. Data comes from many sources, including the Pinna County Development Services Dept., Dept. of Transportation and the Pinna County Assessor's Office.



PLAN COORDINATION:
Pima County Development Services Department
Planning Division - Comprehensive Plan Section
201 N. Stone Ave.
Tucson, Arizona 85701
520 748 6800

T17S

T18S

MIDDLE SANTA CRUZ WATERSHED
Including the Cities of Tucson and South Tucson

EXISTING LAND USE--MIDDLE SANTA CRUZ WATERSHED

LAND USE	JURISD	ACRES	JURISD	ACRES	JURISD	ACRES	TOTAL ACRES
RURAL	PIMA CO.	7,353.81	MARANA	12.59	TUCSON	1,465.96	8,832.36
0.2 TO 0.4 RAC	PIMA CO.	10,943.03	MARANA	3.20	TUCSON	1,231.81	12,178.04
0.4 TO 0.75 RAC	PIMA CO.	4,444.27			TUCSON	781.83	5,226.10
0.75 TO 1.25 RAC	PIMA CO.	12,767.65			TUCSON	1,710.15	14,477.80
1.25 TO 3.0 RAC	PIMA CO.	4,546.69			TUCSON	2,409.41	6,958.04
3.0 TO 6.0 RAC	PIMA CO.	2,034.68			TUCSON	12,570.79	14,650.81
6.0 TO 10.0 RAC	PIMA CO.	1,408.17			TUCSON	4,845.17	6,330.93
10.0 TO 15.0 RAC	PIMA CO.	511.27	MARANA	18.67	SO. TUCSON	1.94	1,913.51
15.0 TO 25 RAC	PIMA CO.	553.24	MARANA	7.45	SO. TUCSON	45.34	2,390.27
GREATER THAN 25 RAC	PIMA CO.	57.40	MARANA	7.86	SO. TUCSON	20.04	870.46
AGRICULTURAL	PIMA CO.	3,709.90			SO. TUCSON	3.10	3,811.40
COMMERCIAL	PIMA CO.	1,194.61	MARANA	50.17	SO. TUCSON	64.42	5,703.28
DEDICATED OPEN SPACE	PIMA CO.	2,960.33	MARANA	3.83			4,472.59
GOLF COURSE	PIMA CO.	1,138.14			TUCSON	266.15	1,404.29
INDUSTRIAL	PIMA CO.	1,201.64	MARANA	367.00	SO. TUCSON	24.93	4,123.19
INSTITUTIONAL	PIMA CO.	1,917.69	MARANA	19.75	SO. TUCSON	24.23	8,715.99
LODGING	PIMA CO.	253.98			SO. TUCSON	5.46	577.00
MILITARY					TUCSON	317.56	588.77
MISC GOVERNMENT	PIMA CO.	3,257.41			TUCSON	588.77	5,960.59
OFFICE	PIMA CO.	153.93			TUCSON	2,688.82	982.05
OTHER	PIMA CO.	1,558.64	MARANA	3.84	TUCSON	820.13	2,243.36
PARK	PIMA CO.	27.21			TUCSON	680.27	2,319.44
PARTIAL	PIMA CO.	89.08				2,292.23	89.08
PRIVATE STREETS	PIMA CO.	25.49			TUCSON	5.42	30.91
PUBLIC PRESERVE	PIMA CO.	132,275.57					132,275.57
RESORT	PIMA CO.	117.82					
TRANS FACILITIES	PIMA CO.	414.55	MARANA	20.46	SO. TUCSON	1.73	943.89
UTIL/TELECOMM	PIMA CO.	158.42			SO. TUCSON	61.39	1,060.79
VACANT	PIMA CO.	28,656.39	MARANA	206.55	SO. TUCSON	14.13	53,199.75
VACANT-JUR	PIMA CO.	5,476.47	MARANA	30.05	TUCSON	24,322.68	21,578.50
VACANT-STATE	PIMA CO.	17.76			TUCSON	16,071.98	2,602.12
CHK	PIMA CO.	2,780.98	MARANA	6.61	SO. TUCSON	5.56	3,358.92
TOTAL ACREAGE	SAN XAVIER	3,800.43					

PERCENT OF AGRICULTURAL LAND IN RANCHING AND GRAZING: 59% (2257 Acres)

**ZONING ON VACANT LAND--MIDDLE SANTA CRUZ WATERSHED
UNINCORPORATED PIMA COUNTY**

ZONING DISTRICT	ACRES
RH	725.75
SR	15,021.76
SR-2	81.99
GR-1	1,543.00
CR-1	4,749.69
CR-2	279.15
CR-3	1,029.56
CR-4	429.76
CR-5	88.37
SH	2,020.50
CMH-1	1.64
CMH-2	110.38
MU	245.56
TH	84.12
TR	315.59
RVC	24.25
CB-1	295.62
CB-2	208.30
CPI	23.70
CI-1	1,348.21
CI-2	5,804.86
SP	668.12

**PLANNED LAND USE ON VACANT LAND-MIDDLE SANTA CRUZ WATERSHED
UNINCORPORATED PIMA COUNTY**

PLANNED LAND USE	ACRES
RC	675.11
RT	3,257.13
LIU-0.3	426.99
LIU-0.5	2,809.32
LIU-1.2	1,369.57
LIU-3.0	4,168.63
MIU	602.92
MHIU	1,292.14
HIU	3,769.06
NAC	1,749.41
MFC	1,717.62
CAC	22.47
I	300.64
HI	318.34
DR	315.01
LIR	4,620.55
MIR	437.43
OUTSIDE PLAN AREA	7,132.37

**STATUS OF LAND--MIDDLE SANTA CRUZ WATERSHED
UNINCORPORATED PIMA COUNTY**

STATUS	ACRES
Built or Committed	77,875.28
3.0+ RAC Zoning: Approved Subdivision or DP	2,130.58
3.0+ RAC Zoning	8,544.88
1-3 RAC Zoning: Approved Subdivision or DP	91.64
1-3 RAC Zoning	2,052.49
0.3-1.0 RAC Zoning: Approved Subdivision or DP	3,712.06
0.3-1.0 RAC Zoning: Subdivision or DP in Process	152.32
0.3-1.0 RAC Zoning	2,669.74
<0.3 RAC Zoning: Approved Subdivision or DP	2,479.97
<0.3 RAC Zoning: Subdivision or DP in Process	52.62
<0.3 RAC Zoning	13,218.76
Public Preserve	131,949.48

17-MAR-2000



Legend

Existing Land Use

- [illegible]

Basemap Features

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EXISTING LAND USE **Middle Santa Cruz Watershed** **South Half**

17-MAR-2000

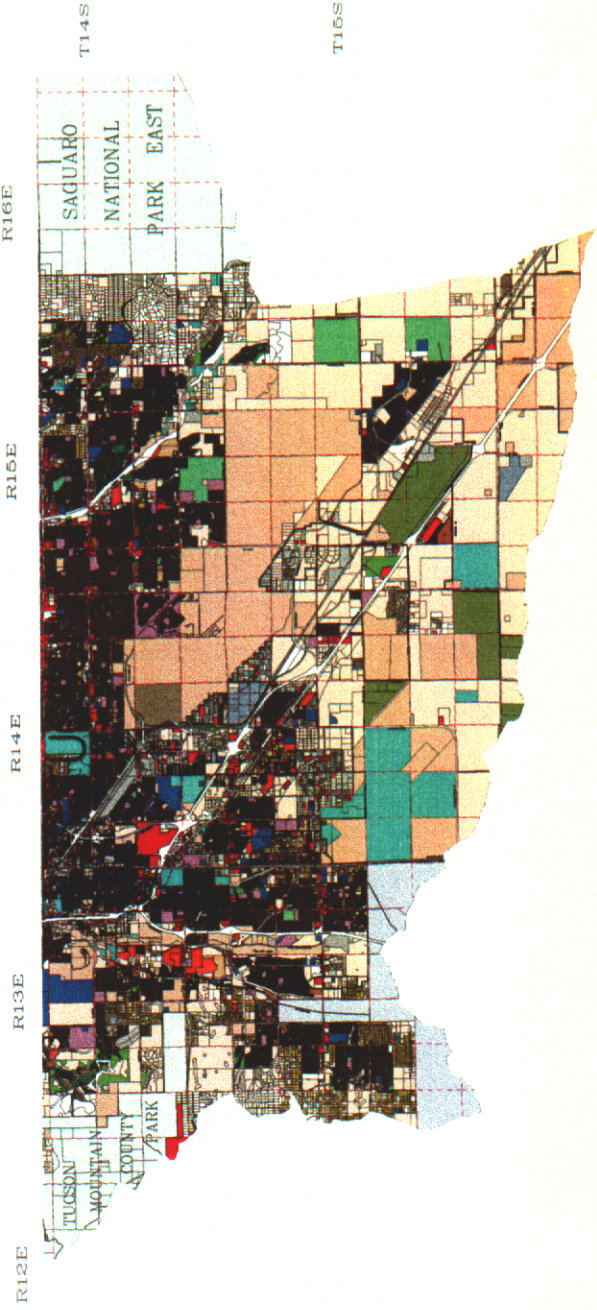
Legend

Existing Land Use

- | | | |
|------------------|------------------|-------|
| VACANT | INDUSTRIAL | WATER |
| 0.2 TO 0.5 AC | IND. GOVERNMENT | WATER |
| 0.5 TO 0.75 AC | TRANSPORT FACIL. | WATER |
| 0.75 TO 1.25 AC | WATER | WATER |
| 1.25 TO 2.0 AC | WATER | WATER |
| 2.0 TO 3.0 AC | WATER | WATER |
| 3.0 TO 4.0 AC | WATER | WATER |
| 4.0 TO 5.0 AC | WATER | WATER |
| 5.0 TO 6.0 AC | WATER | WATER |
| 6.0 TO 7.0 AC | WATER | WATER |
| 7.0 TO 8.0 AC | WATER | WATER |
| 8.0 TO 9.0 AC | WATER | WATER |
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| 90.0 TO 91.0 AC | WATER | WATER |
| 91.0 TO 92.0 AC | WATER | WATER |
| 92.0 TO 93.0 AC | WATER | WATER |
| 93.0 TO 94.0 AC | WATER | WATER |
| 94.0 TO 95.0 AC | WATER | WATER |
| 95.0 TO 96.0 AC | WATER | WATER |
| 96.0 TO 97.0 AC | WATER | WATER |
| 97.0 TO 98.0 AC | WATER | WATER |
| 98.0 TO 99.0 AC | WATER | WATER |
| 99.0 TO 100.0 AC | WATER | WATER |

Basemap Features

- | | |
|----------------|-------------------------|
| Public Reserve | Public Reserve Boundary |
| Tilled Lands | City and Town Limits |
| | Boundaries |



Unincorporated Plima County
Middle Santa Cruz Watershed-North Half

17-MAR-2000

Legend

Coning Districts

- [illegible]

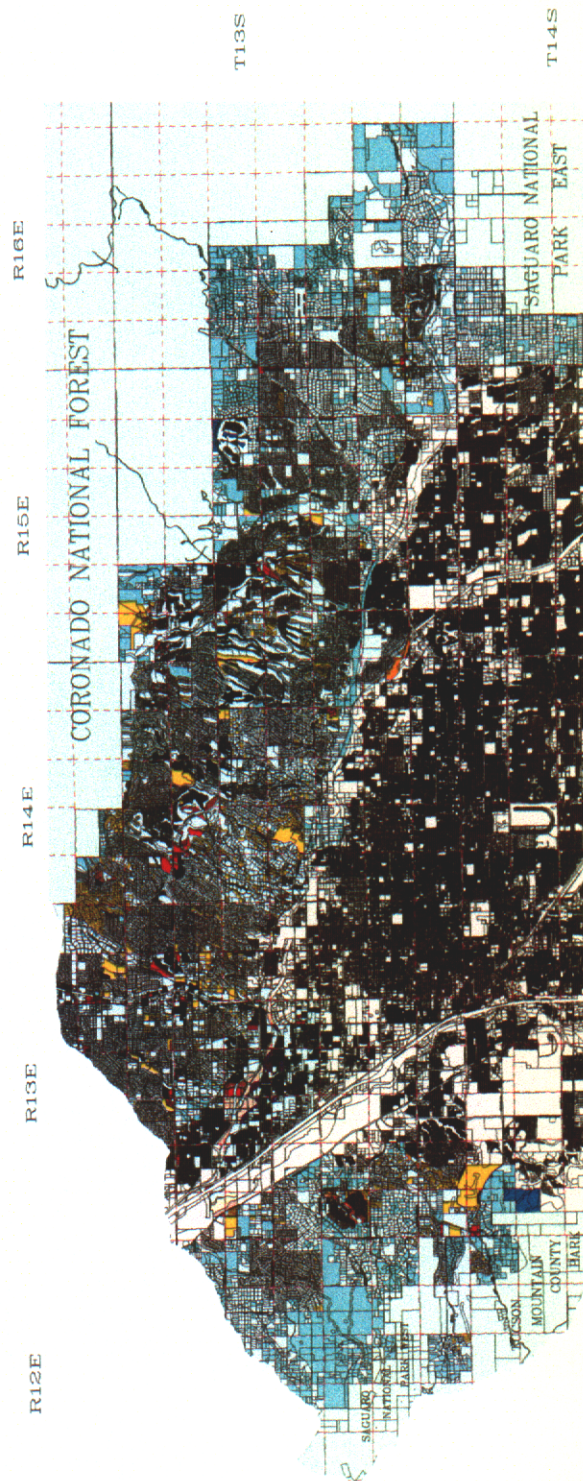
Heatmap Features

- Built or Committed Land
 Cycles and Trails
 Seasonal
 Public Preserves Boundary
 Public Preserves
 Titled Lands

Note: Values have been rounded by rounding short-handled values



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APPROVED AND PROPOSED

SUBDIVISIONS

ON VACANT LAND

Middle Santa Cruz Watershed-North Half

31-MAR-2000

Legend

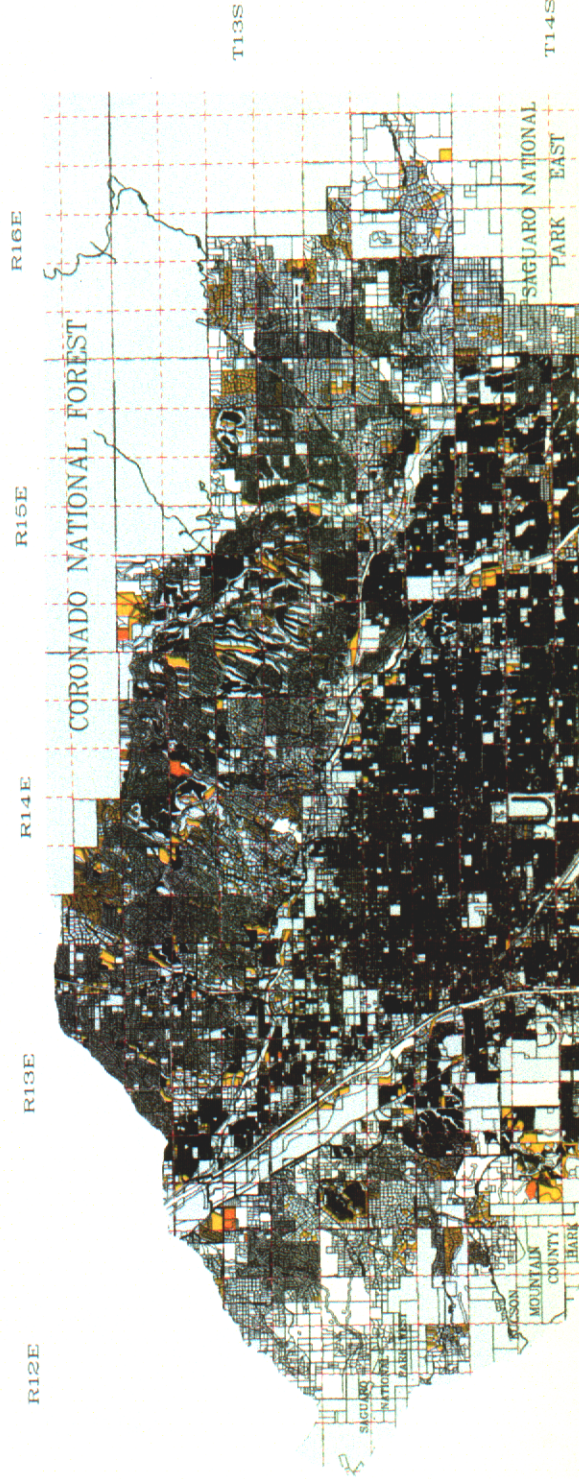
- Approved Subdivisions in Development Phase
- Proposed Subdivisions in Development Phase

Baseemap Features

- State or County Land
- City and Town Limits
- Section
- Public Reserve Boundary
- Public Reservations
- Tribal Lands



This map is a preliminary map. It is not to be used for legal purposes. It is subject to change without notice. It is not to be used for legal purposes. It is subject to change without notice.



APPROVED AND PROPOSED

SUBDIVISIONS

ON VACANT LAND

Middle Santa Cruz Watershed-South Half

28-MAR-2000

Legend

- Approved Subdivisions or Development Plans
- Proposed Subdivisions or Development Plans

Baseemap Features

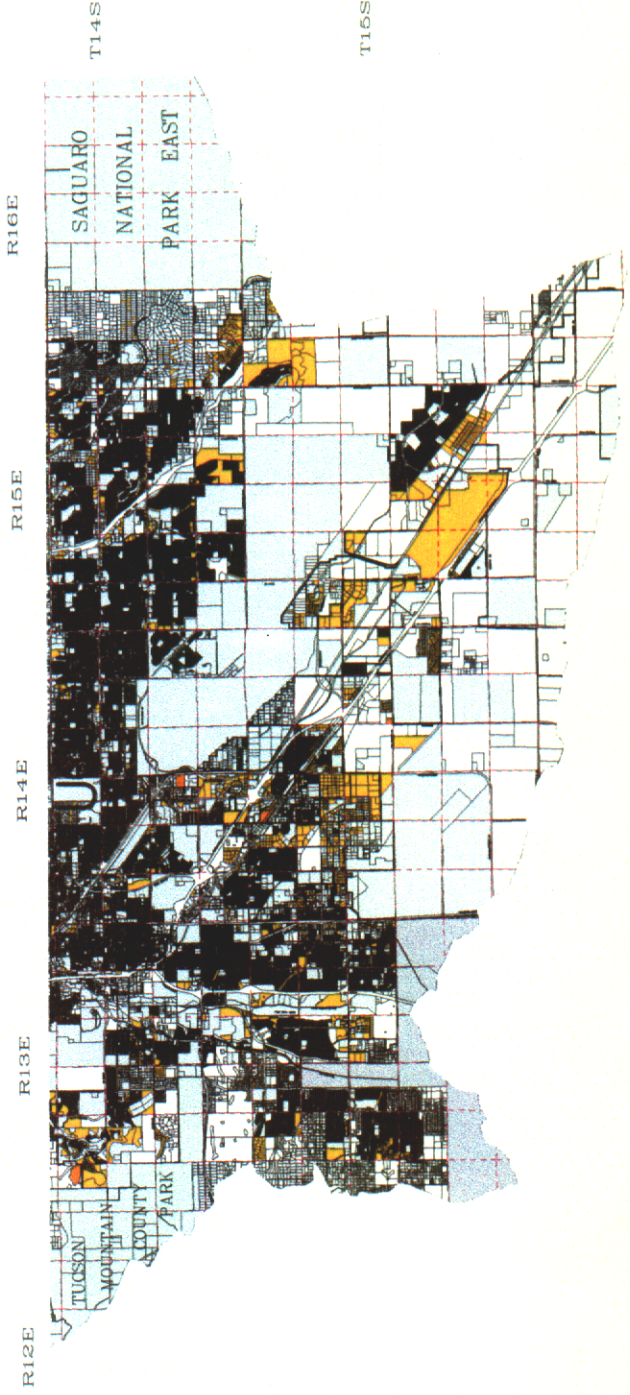
- Sub or Combined Land
- City and Town Limits
- Section
- Public Reserve Boundary
- Public Reserves
- Water Lands



Seal of the City of Tucson
Tucson, Arizona
Official Seal of the City of Tucson
Established 1891
Incorporated 1905



Seal of the State of Arizona
Official Seal of the State of Arizona
Established 1909
Incorporated 1909



30-MAR-2000

Page 1

Page 1

Page 1

Fully or Conditionally Compliant

 Completion of Voluntary Load

 No Load Zoning

 No Load Zoning Substitution in Development Plan Applied for

 No Load Zoning Substitution in Development Plan

 0.3:1.0 BAC Substitution in Development Plan

 0.3:1.0 BAC Substitution in Development Plan Applied for

 0.3:1.0 BAC-Approved Substitution in Development Plan

 1:0.4:0 BAC Substitution in Development Plan

 1:0.4:0 BAC Substitution in Development Plan Applied for

 1:0.3:0 BAC-Approved Substitution in Development Plan

 2:0.0 BAC Substitution in Development Plan

 2:0.0 BAC Substitution in Development Plan Applied for

 2:0.0 BAC-Approved Substitution in Development Plan

Heatmap Features

 Tribal Lands
 Public Preserves Boundary

 City and Town Limits
 Public Preserves

 Boundary
 Ranching or Grazing Land



ZONING ON VACANT LAND--CITY OF TUCSON

ZONING DISTRICT		ACRES
RH	Rural Homestead	7,212.47
SR	Low Density Residential	5,690.27
RX-1	Low Density Residential	3,739.81
RX-2	Low Density Residential	552.74
SH	Suburban Homesite	559.52
R-1	Residential-Single Family	2,682.09
R-2	Medium Density Residential	1,173.06
R-3	High Density Residential	501.79
MH-1	Mobile Home	3,868.11
MH-2	Mobile Home Park	138.60
MU	Multiple Use	12.43
RV	Recreational Vehicle Park	10.27
O-3	Office	444.08
C-1	Local Commercial	648.82
C-2	General and Intensive Comm.	678.54
C-3	General and Intensive Comm.	116.09
OCR-2	Office/Commercial/Residential	58.01
P-1	Park Industrial	270.02
I-1	Light Industrial	2,098.68
I-2	Heavy Industrial	1,222.77
P	Parking	3.05
SP	Specific Planned Zone	254.24

STATUS OF LANDS--CITY OF TUCSON AND SOUTH TUCSON

STATUS	ACRES
Built or Committed	43,169.76
3.0+ RAC Zoning: Approved Subdivision or DP	7,916.28
3.0+ RAC Zoning	8,429.10
1-3 RAC Zoning: Approved Subdivision or DP	383.05
1-3 RAC Zoning	1,922.34
0.3-1.0 RAC Zoning: Approved Subdivision or DP	325.44
0.3-1.0 RAC Zoning	5,143.42
<0.3 RAC Zoning: Approved Subdivision or DP	1,177.39
<0.3 RAC Zoning	14,203.36

EXISTING ZONING ON VACANT LAND City of Tucson

27-MAR-2000

Legend

Zoning Districts

- | | |
|--------------------------------|--|
| RH Rural Homestead | RVC Rural Village Center |
| SR Low Density Residential | NC Neighborhood Commercial |
| RK-1 Low Density Residential | C-1 Local Commercial |
| RK-2 Low Density Residential | C-2 General and Interactive Commercial |
| RH Suburban Homestead | C-3 |
| R-1 Residential-Single-Family | Recreational Vehicle |
| R-2 Medium Density Residential | OCS-1 Office/Commercial/Residential |
| R-3 High Density Residential | OCS-2 |
| MH-1 Mobile Home | MU Mixed Use |
| MH-2 Mobile Home Park | P-1 Park Industrial |
| O-1/O-2 Low Intensity Office | I-1 Light Industrial |
| O-3 Office | I-2 Heavy Industrial |
| | Peaking |
| | SP Specific Plan |

Basemap Features

- | | |
|-------------------------|--------------------------|
| Built or Committed Land | Public Preserve Boundary |
| Sections | Public Preserves |
| | Reaching or Grazing Land |

Note: Vacant land shown by zoning district color



This map is prepared in accordance with the City of Tucson Comprehensive Zoning Ordinance, Chapter 17, Article 1, Section 17.01.01. The map is prepared for the City of Tucson Planning Department and is not to be used for any other purpose without the written consent of the City of Tucson Planning Department.



COMMITTED LANDS

City of Tucson

27-MAR-2000

Legend

Status of Land
Categories of Vacant Land

- ☐ Built or Committed Land
- ☐ Categories of Vacant Land
- Rural Zoning**
- ☐ Rural Zoning-Subdivision or Development Plan Applied For
- ☐ Rural Zoning-Approved Subdivision or Development Plan
- ☐ 0.5-1.0 RAC Equivalent Zoning
- ☐ 0.5-1.0 RAC-Subdivision or Development Plan Applied For
- ☐ 0.5-1.0 RAC-Approved Subdivision or Development Plan
- ☐ 1.0-3.0 RAC Equivalent Zoning
- ☐ 1.0-3.0 RAC-Subdivision or Development Plan Applied For
- ☐ 1.0-3.0 RAC-Approved Subdivision or Development Plan
- ☐ 3.0+ RAC Equivalent Zoning
- ☐ 3.0+ RAC-Subdivision or Development Plan Applied For
- ☐ 3.0+ RAC-Approved Subdivision or Development Plan

Basemap Features

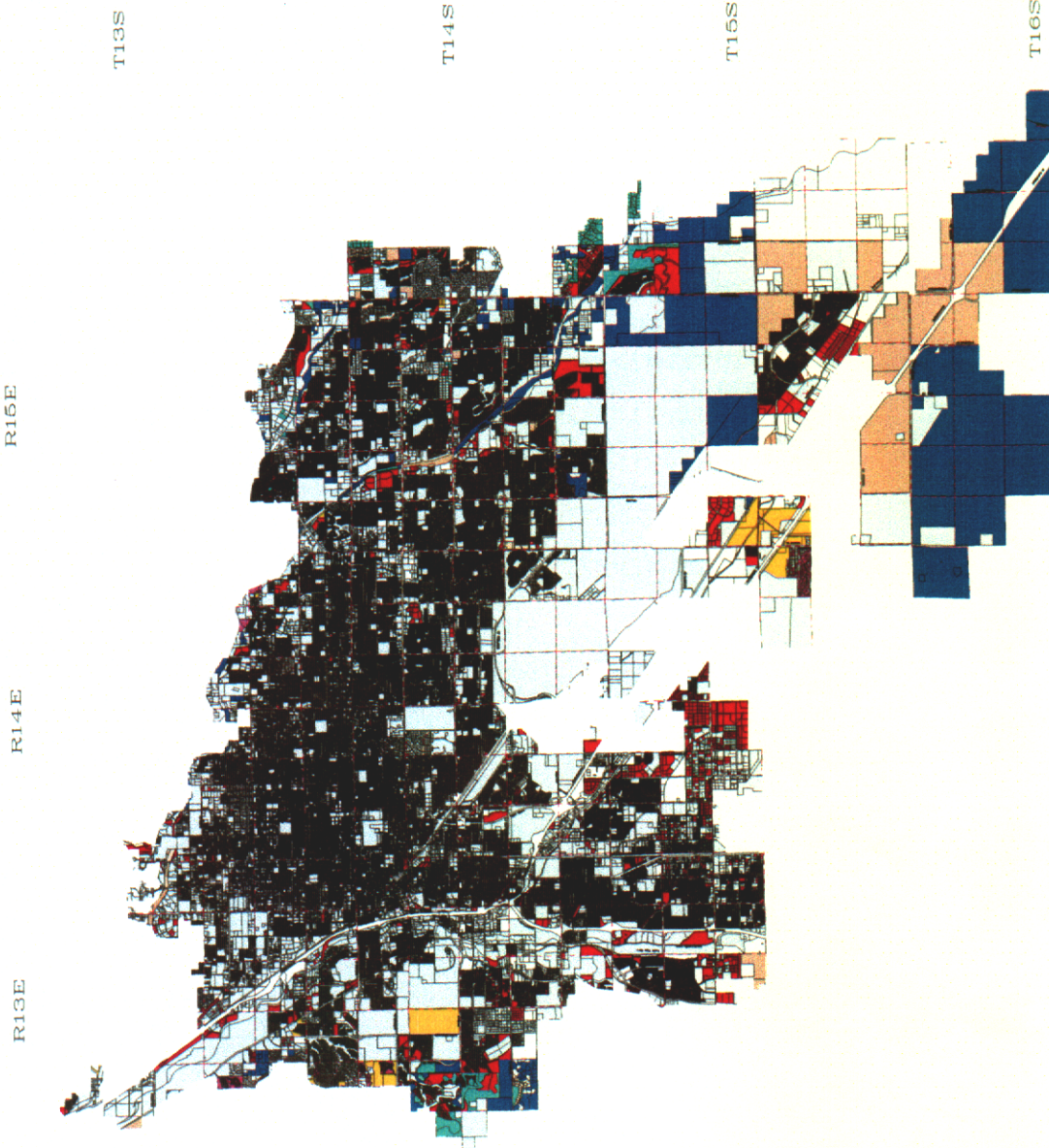
- ☐ Public Preserves
- ☐ Sections
- ☐ Public Preserve Boundary
- ☐ Ranching or Grazing Land



This map is prepared in accordance with the City of Tucson's Comprehensive Zoning Ordinance, which is the City's primary zoning authority. The City of Tucson's Comprehensive Zoning Ordinance is the City's primary zoning authority. The City of Tucson's Comprehensive Zoning Ordinance is the City's primary zoning authority.



Map prepared by the City of Tucson's Planning Department. The City of Tucson's Planning Department is the City's primary planning authority. The City of Tucson's Planning Department is the City's primary planning authority.



TORTOLITA FAN WATERSHED
Including the Towns of Marana and Oro Valley

EXISTING LAND USE--TORTOLITA FAN WATERSHED

LAND USE	JURISDICTION	ACRES	JURISDICTION	ACRES	JURISDICTION	ACRES	TOTAL ACRES
RURAL	PIMA COUNTY	3,703.60	MARANA	865.88	ORO VALLEY	396.00	4,965.48
0.2 TO 0.4 RAC	PIMA COUNTY	3,972.88	MARANA	167.45	ORO VALLEY	402.56	4,542.89
0.4 TO 0.75 RAC	PIMA COUNTY	1,433.12	MARANA	108.45	ORO VALLEY	235.93	1,777.50
0.75 TO 1.25 RAC	PIMA COUNTY	2,947.23	MARANA	145.82	ORO VALLEY	1,243.28	4,336.33
1.25 TO 3.0 RAC	PIMA COUNTY	546.07	MARANA	146.74	ORO VALLEY	284.64	977.45
3.0 TO 6.0 RAC	PIMA COUNTY	1,451.22	MARANA	299.52	ORO VALLEY	935.35	2,686.09
6.0 TO 10.0 RAC	PIMA COUNTY	688.60	MARANA	259.14	ORO VALLEY	515.77	1,463.51
10.0 TO 15.0 RAC	PIMA COUNTY	144.67	MARANA	2.09	ORO VALLEY	72.61	219.37
15.0 TO 25 RAC	PIMA COUNTY	97.00	MARANA	1.13	ORO VALLEY	70.88	169.01
GREATER THAN 25 RAC	PIMA COUNTY	17.92	MARANA	-	ORO VALLEY	19.95	37.87
AGRICULTURAL	PIMA COUNTY	12,265.74	MARANA	14,680.97	ORO VALLEY	2,856.05	29,802.76
COMMERCIAL	PIMA COUNTY	244.22	MARANA	342.21	ORO VALLEY	103.14	689.57
DEDICATED OPEN SPACE	PIMA COUNTY	399.02	MARANA	119.52	ORO VALLEY	1,226.19	1,744.73
GOLF COURSE	PIMA COUNTY	20.87	MARANA	328.33	ORO VALLEY	820.70	1,169.90
INDUSTRIAL	PIMA COUNTY	551.05	MARANA	438.56	ORO VALLEY	24.29	1,013.90
INSTITUTIONAL	PIMA COUNTY	1,040.29	MARANA	233.97	ORO VALLEY	328.94	1,603.20
LODGING	PIMA COUNTY	494.38	MARANA	21.61	ORO VALLEY	-	515.99
MISC GOVERNMENT	PIMA COUNTY	2,193.01	MARANA	248.81	ORO VALLEY	60.39	2,502.21
OFFICE	PIMA COUNTY	80.00	MARANA	10.12	ORO VALLEY	7.50	97.62
OTHER	PIMA COUNTY	243.75	MARANA	88.47	ORO VALLEY	358.67	690.89
PARK	PIMA COUNTY	-	MARANA	-	ORO VALLEY	19.74	19.74
PARTIAL	PIMA COUNTY	6.94	MARANA	-	ORO VALLEY	6.94	6.94
PRIVATE STREET	PIMA COUNTY	-	MARANA	-	ORO VALLEY	1.67	1.67
PUBLIC PRESERVE	PIMA COUNTY	54,988.02					54,988.02
RESORT	PIMA COUNTY				ORO VALLEY	54.70	
TRANS FACILITIES	PIMA COUNTY	205.18	MARANA	262.32			467.50
UTIL/TELECOMM	PIMA COUNTY	142.76	MARANA	121.73	ORO VALLEY	12.68	277.17
VACANT	PIMA COUNTY	47,656.00	MARANA	14,481.63	ORO VALLEY	4,701.21	66,838.84
VACANT-JUR	PIMA COUNTY	4,520.00	MARANA	1,552.26	ORO VALLEY	354.51	6,426.77
VACANT-STATE	PIMA COUNTY	141.78	MARANA	2,168.15			2,309.93
CHK	PIMA COUNTY	707.50	MARANA	32,171.27	ORO VALLEY	1,310.75	34,189.52

PERCENT OF AGRICULTURAL IN RANCHING AND GRAZING: 56% (16,654 Acres)

**ZONING ON VACANT LAND--TORTOLITA FAN WATERSHED
UNINCORPORATED PIMA COUNTY**

ZONING DISTRICT	ACRES
IR	28.39
RH	49,080.26
SR	5,883.99
GR-1	2,176.06
CR-1	309.47
CR-2	3.67
CR-3	42.11
CR-4	52.53
CR-5	308.89
SH	282.32
TH	7.36
TR	143.04
MR	29.63
RVC	17.56
CB-1	138.51
CB-2	68.45
CPI	21.73
CI-2	184.00
CI-3	1.60
SP	125.83

**PLANNED LAND USE--TORTOLITA FAN WATERSHED
UNINCORPORATED PIMA COUNTY**

PLANNED LAND USE	ACRES
RC	16,134.11
RT	7,345.58
RP	5,183.71
LIU-0.3	7,505.12
LIU-0.5	2,210.65
LIU-1.2	1,617.96
LIU-3.0	3,396.93
MIU	4,931.95
MHIU	1,263.83
HIU	158.92
NAC	155.72
MFC	491.35
CAC	566.17
REAC	24.42
I	268.75
HI	280.25
DR	6,664.35
LIR	2,407.13
MIR	139.18
OUTSIDE PLAN AREA	79.63

**STATUS OF LAND--TORTOLITA FAN WATERSHED
UNINCORPORATED PIMA COUNTY**

STATUS	ACRES
Built or Committed	25,059.06
3.0+ RAC Zoning: Approved Subdivision or DP	75.49
3.0+ RAC Zoning	211.86
1-3 RAC Zoning: Approved Subdivision or DP	157.57
1-3 RAC Zoning: Subdivision or DP in Process	9.92
1-3 RAC Zoning	2,435.10
0.3-1.0 RAC Zoning: Approved Subdivision or DP	818.32
0.3-1.0 RAC Zoning	1,993.01
<0.3 RAC Zoning: Approved Subdivision or DP	591.26
<0.3 RAC Zoning: Subdivision or DP in Process	274.05
<0.3 RAC Zoning	54,198.91
Public Preserve	54,990.14
No Data	1,896.25

**Tortolita Watershed
West Half**

16-MAR-2000

Legend

Existing Land Use



Basemap Features

Public Preserves
Tribal Lands
Public Preserve Boundary
City and Town Limits
Sections



This map is regional in nature. Data comes from many sources, including the Pinna County Development Services Dept., Dept. of Transportation and the Pinna County Attorney's Office.



TEAM COORDINATION:
Mrs. Cecily Cunningham, Services Department
Teaching Director, Comprehensive Post Section
601 N. State Ave.
Tucson, Arizona 85724
505-248-4800

Question 12: *Approximate the function in 11 using a Taylor series. Use 1 and*

3

EXISTING LAND USE

Tortolita Watershed East Half

16-MAR-2000

Legend

Existing Land Use	
VACANT	INDUSTRIAL
RURAL	INSTITUTIONAL
0.2 TO 0.4 RAC	MSC. GOVERNMENT
0.4 TO 0.75 RAC	TRANSPORT FACIL
0.75 TO 1.25 RAC	UTILITIES/TELECOMMUNICATIONS
1.25 RAC TO 3.0 RAC	PARK
3.0 TO 6.0 RAC	GOLF COURSE
6.0 TO 10.0 RAC	AGRICULTURE
10.0 TO 15.0 RAC	DEDICATED OPEN SPACE
15.0 TO 25.0 RAC	OTHER
GREATER THAN 25 RAC	MILITARY/ST. POLICE
LOOKING	VACANT-STATE
RESORT	VACANT-JURISDICTION
OFFICE	PARTIALLY DEVELOPED
COMMERCIAL	NO DATA
PVT STREETS	

Basemap Features

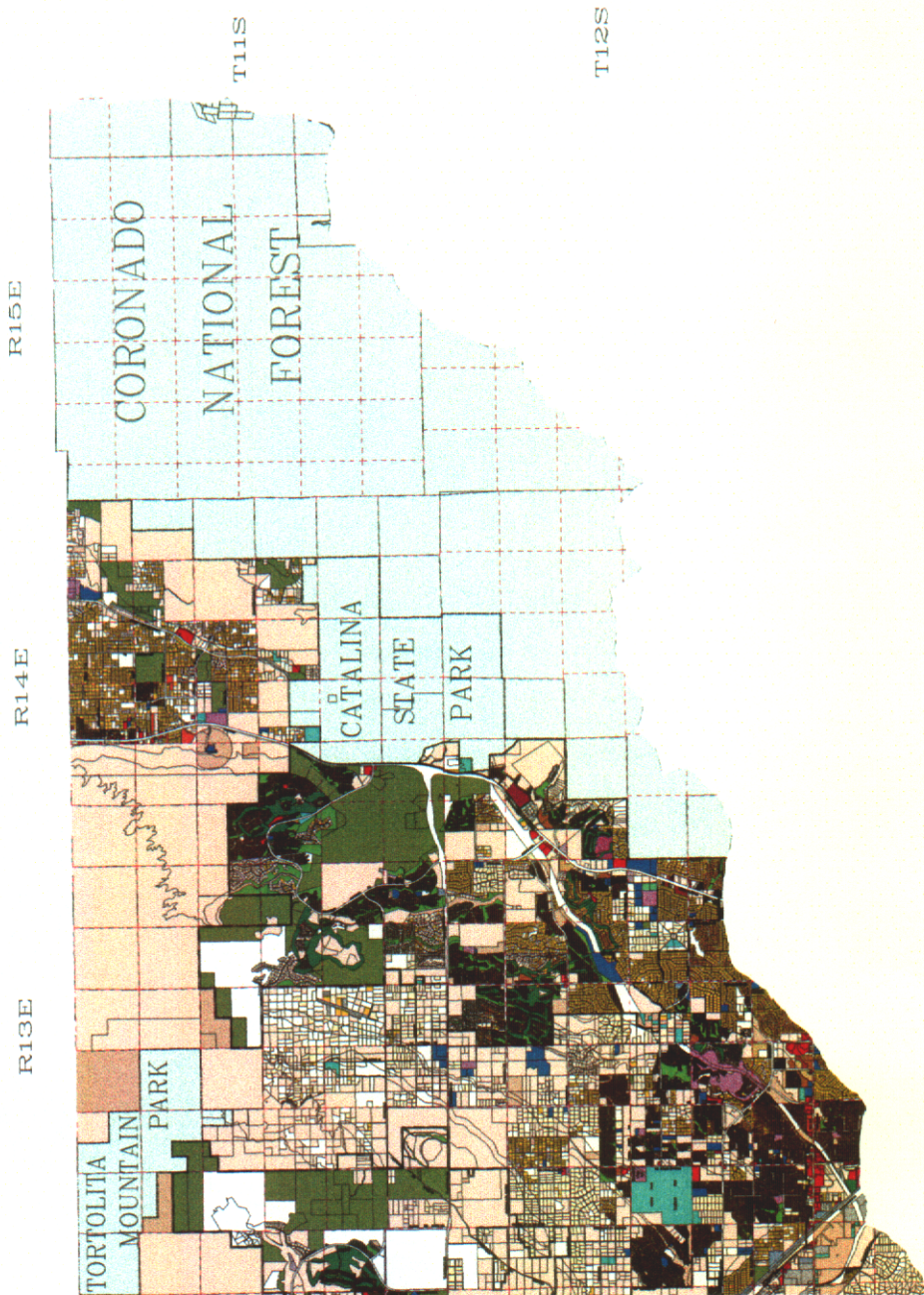
Public Preserves	Public Preserve Boundary
Tribal Lands	City and Town Limits
	Sections



This map is prepared for the use of the Pima County Board of Supervisors. It is not to be used for any other purpose without the written consent of the Board of Supervisors. The Board of Supervisors is not responsible for any errors or omissions on this map.



PLAN COOPERATION
1000 North Main Street
Tucson, Arizona 85711
202-744-1000



EXISTING ZONING

ON VACANT LAND

Unincorporated Pima County

Tortolita Watershed-West Half

15-MAR-2000

Legend

Zoning Districts

- | | |
|----------------------------|---------------------------------|
| IR Institutional Reserve | CMH-2 Mobile Home-2 |
| RR Rural Homestead | TH Trailer Homeable |
| CR-1 Rural Residential | MU Multiple Use |
| SR Suburban Ranch | MR Major Resort |
| SR-2 Suburban Ranch Estate | RVC Rural Village Center |
| SH Suburban Homestead | CB-1 Local Business |
| CH-1 Single Residence | CB-2 General Business |
| CH-2 Single Residence | CP Campus Park Industrial |
| CH-3 Single Residence | CI-1 Light Industrial/Warehouse |
| CH-4 Mixed Dwelling Type | CI-2 General Industrial |
| CH-5 Multiple Residence | CI-3 Heavy Industrial |
| TR Transitional | SP Specific Plan |
| CMH-1 Mobile Home 1 | GC Golf Course |
| Cond Zoning Boundary | |

Basemap Features

- | | |
|-------------------------|--------------------------|
| Built or Committed Land | Public Preserve Boundary |
| Chase and Towns | Public Preserves |
| Sections | Tribal Lands |
| | Ranching or Grazing Land |

Note: Vacant land shown by zoning district color



This map is prepared to inform the public of the existing zoning districts in the Tortolita Watershed-West Half. It is not intended to be used for any other purpose. The map is subject to change without notice. The map is prepared by the Planning Department, Pima County, Arizona. The map is dated 15-MAR-2000.



EXISTING ZONING

ON VACANT LAND

Unincorporated Pima County

Tortolita Watershed-East Half

15-MAR-2000

Legend

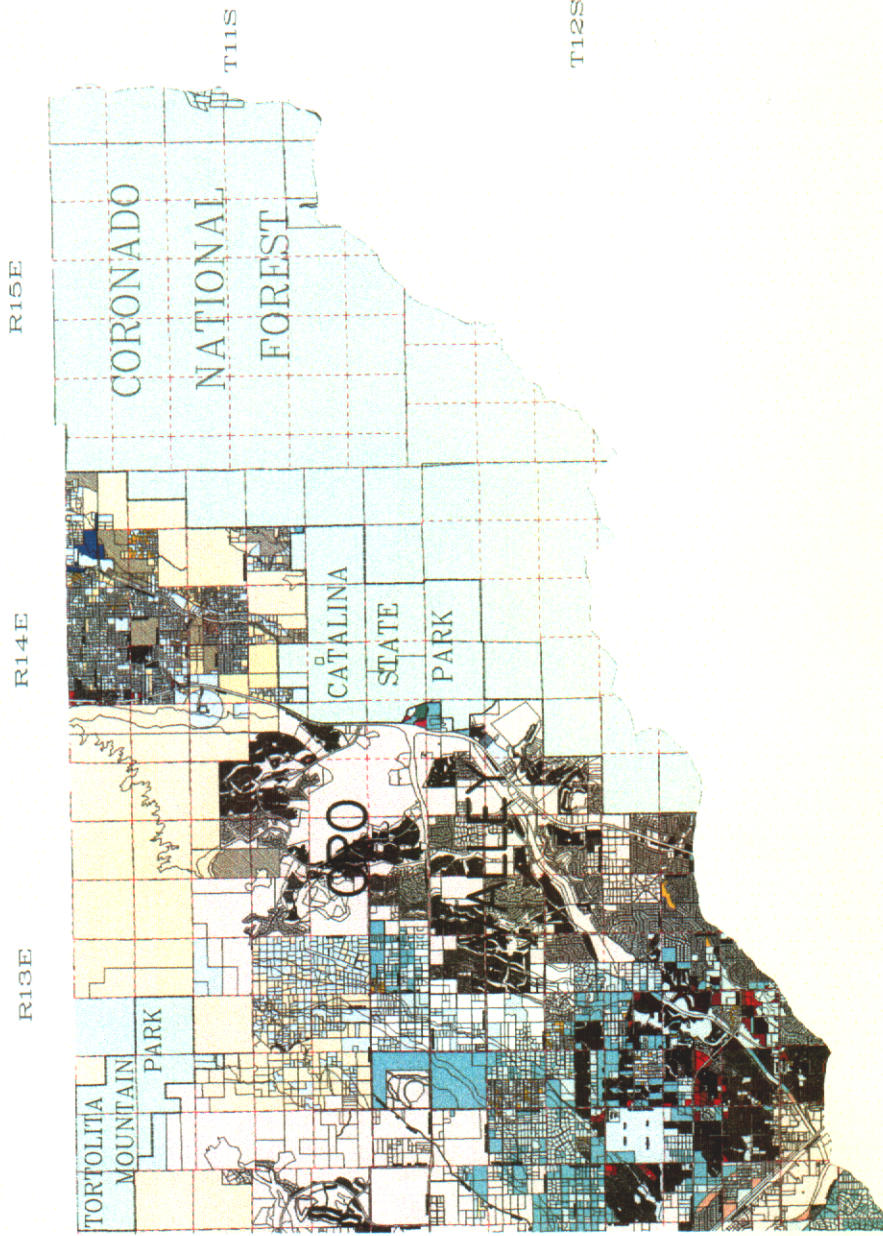
Zoning Districts

IR Institutional Reserve	CMH-2 Mobile Home-2
RI Rural Homestead	TH Trailer Homestead
CR-1 Rural Residential	ML Multiple Use
SR Suburban Ranch	MR Major Resort
SR-2 Suburban Ranch Estate	RVC Rural Village Center
SH Suburban Homestead	CR-1 Local Business
CR-1 Single Residence	CR-2 General Business
CR-2 Single Residence	CPI Campus Park Industrial
CR-3 Single Residence	CI-1 Light Industrial/Warehouse
CR-4 Mixed Dwelling Type	CI-2 General Industrial
CR-5 Multiple Residence	CI-3 Heavy Industrial
TR Transitional	SP Specific Plan
CMH-1 Mobile Home 1	GC Golf Course
Overlaid Zoning Boundary	

Basemap Features

Built or Committed Land	Public Preserve Boundary
Cities and Towns	Public Preserves
Sections	Tribal Lands
	Ranching or Grazing Land

Note: Vacant land shown by zoning district color



This map is prepared to show the zoning districts that are currently in effect. It does not show any proposed changes to the zoning districts. The zoning districts are shown in the colors indicated in the legend. The zoning districts are shown in the colors indicated in the legend.



PLANNING AND ZONING COMMISSION
PIMA COUNTY, ARIZONA
15-MAR-2000

**APPROVED AND PROPOSED
SUBDIVISIONS
ON VACANT LAND
Tortolita Watershed-East Half**

22-MAR-2000

Legend

- Approved Subdivisions or Development Plans
- Proposed Subdivisions or Development Plans

Basemap Features

- | | | | |
|---|-------------------------|---|--------------------------|
|  | Built or Committed Land |  | Public Preserve Boundary |
|  | |  | Public Preserves |
|  | City and Town Limits |  | Tribal Lands |
|  | Sections | | |



This map is regional in nature. It does not list many sources, including the Pinxten County Development Services Dept., Dept. of Transportation and the Pinxten County Assessor's Office.



PLAN COORDINATION:
Miss County Technology Services Department
Planning Division - Comprehensive Plan Section
381 N. State Ave.
St. Louis, MO 63101

1

3

PLANNED LAND USE ON VACANT LAND Unincorporated Pima County Tortolita Watershed-West Half 15-MAR-2000

Legend

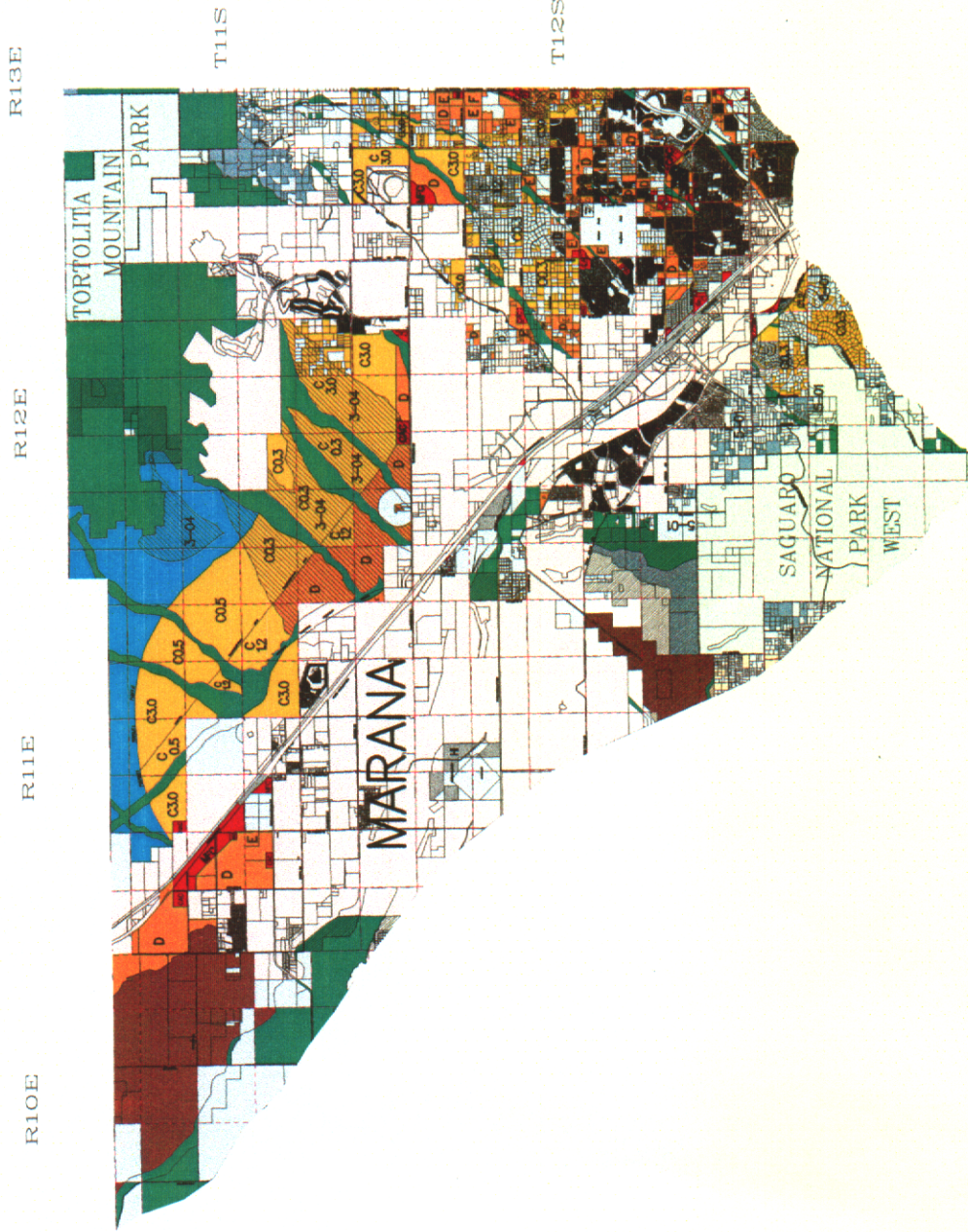
Planned Land Use

- Activity Centers
 - REAC Regional Activity Center
 - MAC Community Activity Center
 - MAC Multifunctional Center
 - MFC Multifunctional Corridor
- D
 - Medium/High Intensity Urban
 - E High Intensity Urban
 - F Medium High Intensity Urban
- C1.2
 - Low Intensity Urban
 - 1.2 Low Intensity Urban
 - 0.5 Low Intensity Urban-0.5
 - 0.3 Low Intensity Urban-0.3
- Development Reserve
- R1C
 - Rural Activity Centers
 - MAC Community Activity Center
 - RN Rural Corridor
- Medium Intensity Rural
- Low Intensity Rural
- Resource Transition
- Resource Productive
- Industrial
- Heavy Industrial
- Resource Conservation
- Special Areas
- Not in Plan Area

Basemap Features

- Built or Committed Land
- Cities and Towns
- Rangeland or Grazing Land
- Sections
- Public Preserve Boundary
- Public Preserves
- Tribal Lands

Note: Vacant land shown by plan designation color



This map is prepared by the Pima County Board of Supervisors, Planning Department, in cooperation with the Pima County Board of Supervisors, Planning Department, and the Pima County Board of Supervisors, Planning Department.



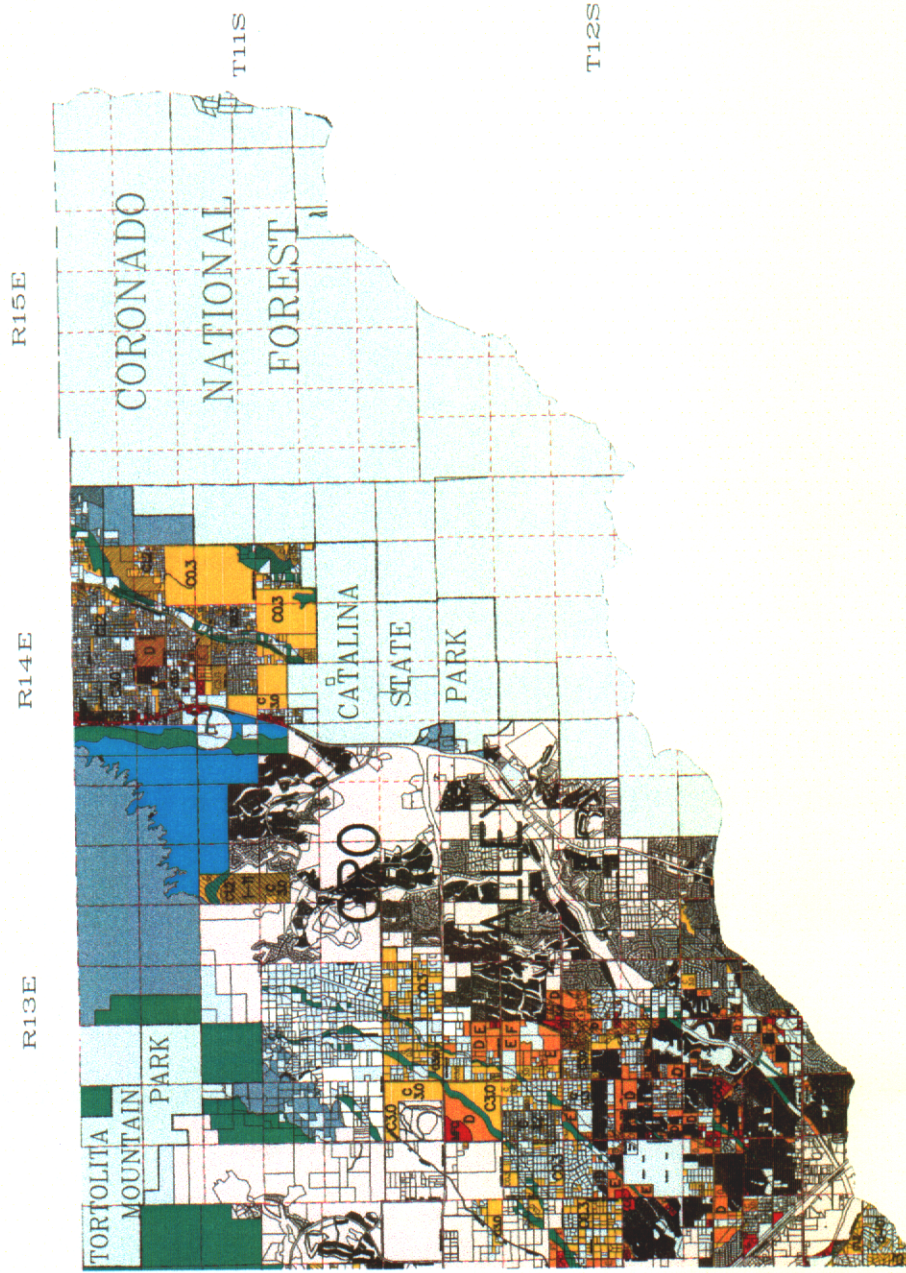
PLANNED LAND USE ON VACANT LAND Unincorporated Pima County Tortolita Watershed-East Half 15-MAR-2000

Legend Planned Land Use

- | | | | |
|--|------------------------------|--|------------------------|
| | Activity Center | | Medium Intensity Rural |
| | Community Activity Center | | Low Intensity Rural |
| | Neighborhood Activity Center | | Resource Transition |
| | Multi-Functional Center | | Resource Productive |
| | Medium/High Intensity Urban | | Industrial |
| | Medium Intensity Urban | | Heavy Industrial |
| | High Intensity Urban | | Resource Conservation |
| | Low Intensity Urban 3.0 | | Special Areas |
| | Low Intensity Urban 1.2 | | Not in Plan Area |
| | Low Intensity Urban 0.9 | | |
| | Development Reserve | | |
| | Road Activity Center | | |
| | MAC Rural Activity Center | | |
| | Rural Crossroads | | |

Basemap Features

- | | | | |
|--|--------------------------|--|--------------------------|
| | Built or Committed Land | | Public Preserve Boundary |
| | Cities and Towns | | Public Preserves |
| | Ranching or Grazing Land | | Tribal Lands |
| | Sections | | |
- Note: Vacant land shown by plan designation color



This map is prepared in accordance with the provisions of the Pima County Auditor's Office. The map is prepared in accordance with the provisions of the Pima County Auditor's Office. The map is prepared in accordance with the provisions of the Pima County Auditor's Office.



COMMITTED LANDS

Tortolita Watershed West Half

31-MAR-2000

Legend

Status of Land

Categories of Vacant Land

Rural Zoning

Rural Zoning-Subdivision or Development Plan Applied For

Rural Zoning-Approved Subdivision or Development Plan

0.5-1.0 RAC Equivalent Zoning

0.5-1.0 RAC-Subdivision or Development Plan Applied For

0.5-1.0 RAC-Approved Subdivision or Development Plan

1.0-3.0 RAC Equivalent Zoning

1.0-3.0 RAC-Subdivision or Development Plan Applied For

1.0-3.0 RAC-Approved Subdivision or Development Plan

3.0+ RAC Equivalent Zoning

3.0+ RAC-Subdivision or Development Plan Applied For

3.0+ RAC-Approved Subdivision or Development Plan

Basemap Features

Tribal Lands

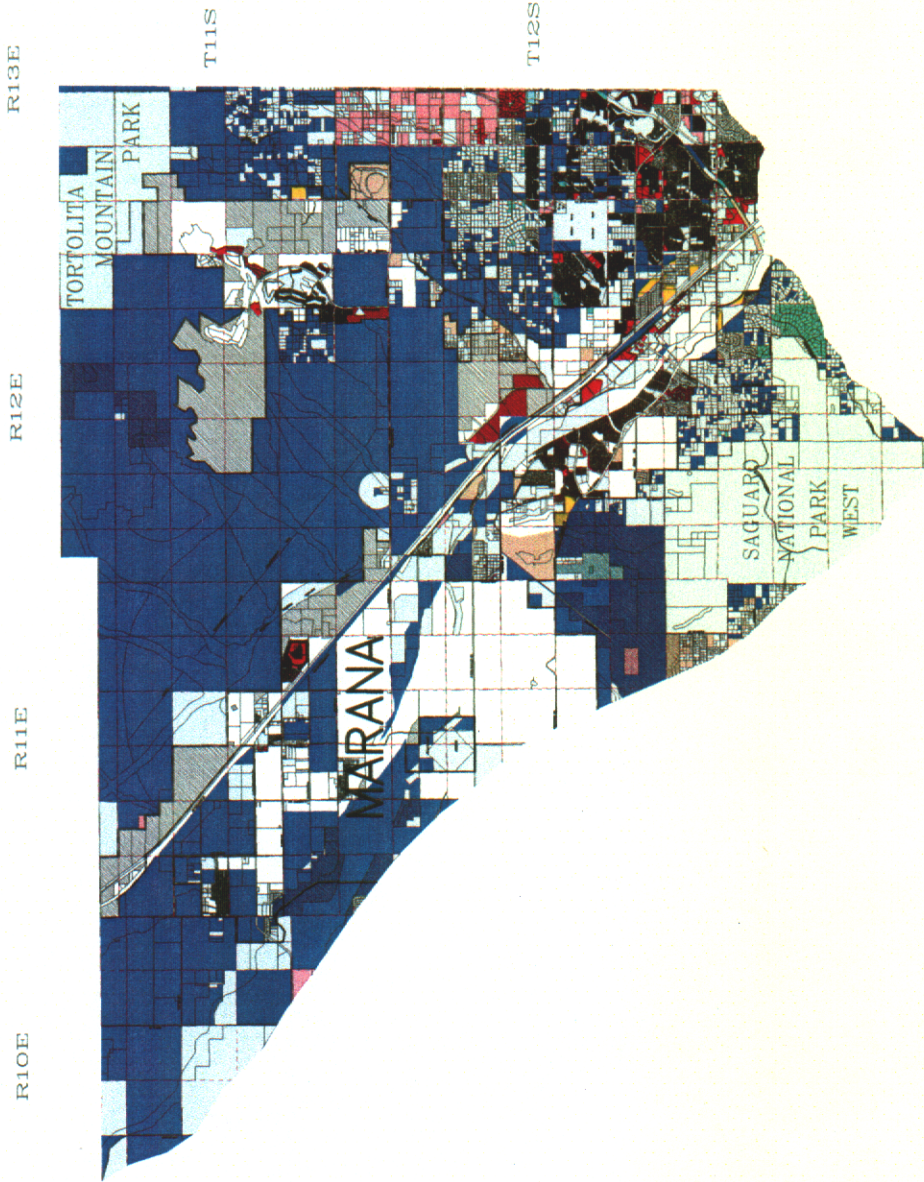
City and Town Limits

Sections

Public Preserve Boundary

Public Preserves

Recreation or Grazing Land



This map is intended to provide information only. It is not a legal document. For more information, contact the Planning and Development Department, Pima County, 100 North Main Avenue, Suite 200, Tucson, AZ 85701. Phone: (520) 797-1000.



Map of Tortolita Watershed West Half
31-MAR-2000

COMMITTED LANDS

Tortolita Watershed East Half

31-MAR-2000

Legend

Status of Land

☐ Built or Committed Land
☐ Categories of Vacant Land

Rural Zoning

☐ Rural Zoning-Subdivision or Development Plan Applied For
☐ Rural Zoning-Approved Subdivision or Development Plan
☐ 0.3-1.0 RAC Equivalent Zoning
☐ 0.3-1.0 RAC-Subdivision or Development Plan Applied For
☐ 0.3-1.0 RAC-Approved Subdivision or Development Plan
☐ 1.0-3.0 RAC Equivalent Zoning
☐ 1.0-3.0 RAC-Subdivision or Development Plan Applied For
☐ 1.0-3.0 RAC-Approved Subdivision or Development Plan
☐ 3.0 + RAC Equivalent Zoning
☐ 3.0 + RAC-Subdivision or Development Plan Applied For
☐ 3.0 + RAC-Approved Subdivision or Development Plan

Basemap Features

☐ Tribal Lands
☐ City and Town Limits
☐ Sections

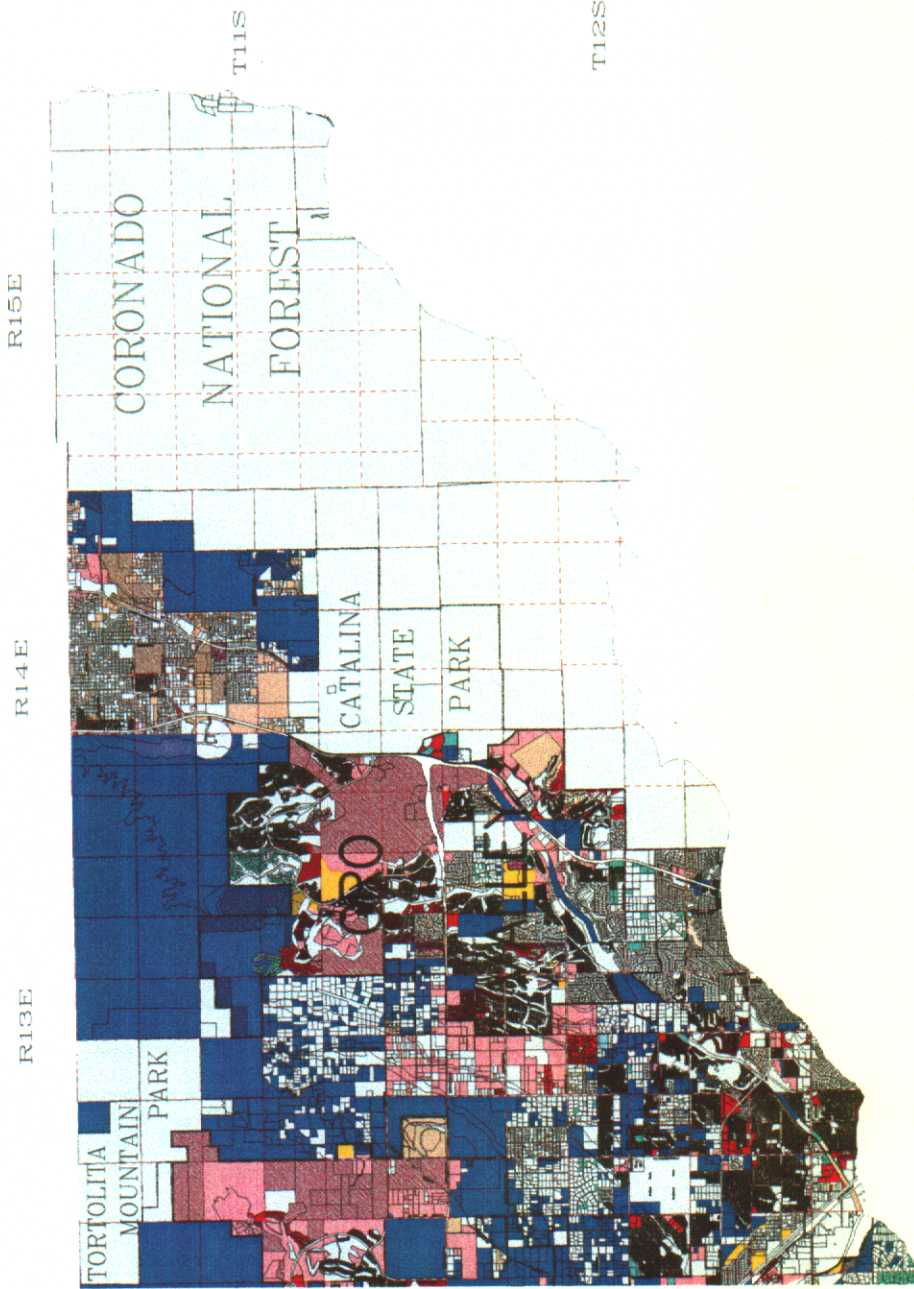
☐ Public Preserve Boundary
☐ Public Preserve
☐ Ranching or Grazing Land



This map is prepared to show the status of land
 within the Tortolita Watershed. It is not a
 legal document. For more information, contact
 the Planning Department, Pima County Auditor's Office.



PIMA COORDINATOR
 Planning Department
 Pima County Auditor's Office
 100 N. Main Street
 Tucson, AZ 85701



MARANA ZONING ON VACANT LAND

WATERSHED		ZONING DISTRICT	SPECIFIC PLAN NAME	ACRES
AVRA VALLEY	AG	Agricultural		114.10
AVRA VALLEY	C	Large Lot Zone		930.23
AVRA VALLEY	E	Transportation Corridor Zone		19.09
AVRA VALLEY	F	Specific Plan Zone	HARTMAN HILLS	1,328.41
MIDDLE SANTA CRUZ	LI	Light Industrial		19.17
MIDDLE SANTA CRUZ	R-144	Single Family Residential		6.73
MIDDLE SANTA CRUZ	R-36	Single Family Residential		187.75
TORTOLITA	A	Small Lot Zone		1,169.95
TORTOLITA	AG	Agricultural		40.50
TORTOLITA	B	Medium Lot Zone		698.77
TORTOLITA	C	Large Lot Zone		8,587.25
TORTOLITA	CO	Commercial (Office)		2.62
TORTOLITA	D	Designated Floodplain Zone		227.15
TORTOLITA	E	Transportation Corridor Zone		2,275.68
TORTOLITA	F	Specific Plan Zone	ACACIA HILLS	858.68
TORTOLITA	F	Specific Plan Zone	ANWAY FARMS	1,754.00
TORTOLITA	F	Specific Plan Zone	CALMAT	128.79
TORTOLITA	F	Specific Plan Zone	CONTINENTAL RANCH	829.24
TORTOLITA	F	Specific Plan Zone	DOVE MOUNTAIN	416.82
TORTOLITA	F	Specific Plan Zone	FOOTHILLS	1,584.06
TORTOLITA	F	Specific Plan Zone	FOREST CITY	207.46
TORTOLITA	F	Specific Plan Zone	HARTMAN HILLS	4,664.00
TORTOLITA	F	Specific Plan Zone	MARANA GARDENS	7.87
TORTOLITA	F	Specific Plan Zone	NORTHGATE	598.40
TORTOLITA	F	Specific Plan Zone	PIMA FARMS	727.50
TORTOLITA	F	Specific Plan Zone	PIMA FARMS NORTH	3.97
TORTOLITA	F	Specific Plan Zone	RANCHO MARANA	244.72
TORTOLITA	F	Specific Plan Zone	TANGERINE HILLS	72.18
TORTOLITA	HI	Heavy Industrial		204.18
TORTOLITA	LI	Light Industrial		233.36
TORTOLITA	MH	Manufactured Housing		34.28
TORTOLITA	MR-1	Multi-Family (High Density)		8.90
TORTOLITA	MR-2	Multi-Family (Med/High Density)		28.21
TORTOLITA	NC	Neighborhood Commercial		34.28
TORTOLITA	R-144	Single Family Residential		833.65
TORTOLITA	R-16	Single Family Residential		41.16
TORTOLITA	R-36	Single Family Residential		1,180.82
TORTOLITA	R-6	Single Family Residential		1,185.01
TORTOLITA	R-7	Single Family Residential		15.85
TORTOLITA	R-8	Single Family Residential		5,226.85
TORTOLITA	VC	Village Commercial		485.75

MARANA GENERAL PLAN ON VACANT LAND

WATERSHED	JURISDICTION	PLANNED LAND USE	ACRES
AVRA VALLEY	MARANA	Low Density Residential	577.67
AVRA VALLEY	MARANA	Open Space: Agriculture	1,687.10
AVRA VALLEY	MARANA	Public Facility	11.44
AVRA VALLEY	PIMA COUNTY	Industrial/Business Park	51.87
AVRA VALLEY	PIMA COUNTY	Low Density Residential	2,392.23
AVRA VALLEY	PIMA COUNTY	Open Space: Agriculture	13,307.88
MIDDLE SANTA CRUZ	MARANA	Commercial: Community	6.40
MIDDLE SANTA CRUZ	MARANA	Industrial/Business Park	48.03
MIDDLE SANTA CRUZ	MARANA	Low Density Residential	153.22
MIDDLE SANTA CRUZ	PIMA COUNTY	Commercial: Community	2.84
MIDDLE SANTA CRUZ	PIMA COUNTY	Industrial/Business Park	7.02
MIDDLE SANTA CRUZ	PIMA COUNTY	Low Density Residential	931.05
MIDDLE SANTA CRUZ	PIMA COUNTY	Open Space: Recreational	730.06
MIDDLE SANTA CRUZ	TUCSON	Low Density Residential	81.44
TORTOLITA	MARANA	Commercial: Community	1,407.91
TORTOLITA	MARANA	Commercial: Tourism	284.89
TORTOLITA	MARANA	Community Development Zones	7,737.28
TORTOLITA	MARANA	Industrial/Business Park	1,936.46
TORTOLITA	MARANA	Interstate Development Zones	3,005.39
TORTOLITA	MARANA	Low Density Residential	6,576.13
TORTOLITA	MARANA	Medium to High Density Residential	2,842.27
TORTOLITA	MARANA	Open Space: Agriculture	3,990.58
TORTOLITA	MARANA	Open Space: Recreational	3,733.56
TORTOLITA	MARANA	Public Facility	150.45
TORTOLITA	PIMA COUNTY	Community Development Zones	127.13
TORTOLITA	PIMA COUNTY	Industrial/Business Park	280.58
TORTOLITA	PIMA COUNTY	Interstate Development Zones	1,267.18
TORTOLITA	PIMA COUNTY	Commercial: Community	107.30
TORTOLITA	PIMA COUNTY	Community Development Zones	16,598.99
TORTOLITA	PIMA COUNTY	Industrial/Business Park	182.50
TORTOLITA	PIMA COUNTY	Low Density Residential	11,806.73
TORTOLITA	PIMA COUNTY	Medium to High Density Residential	278.39
TORTOLITA	PIMA COUNTY	Open Space: Agriculture	6,470.00
TORTOLITA	PIMA COUNTY	Open Space: Recreational	1,514.70
TORTOLITA	PIMA COUNTY	Public Facility	57.96

STATUS OF LAND--TOWN OF MARANA

STATUS	ACRES
Built or Committed	5,067.47
3.0+ RAC Zoning: Approved Subdivision or DP	1,350.78
3.0+ RAC Zoning	21,525.97
1-3 RAC Zoning	41.15
0.3-1.0 RAC Zoning: Approved Subdivision or DP	187.21
0.3-1.0 RAC Zoning	863.17
<0.3 RAC Zoning: Approved Subdivision or DP	94.59
<0.3 RAC Zoning	12,127.53

EXISTING ZONING ON VACANT LAND Town of Marana

20-MAR-2000

Legend

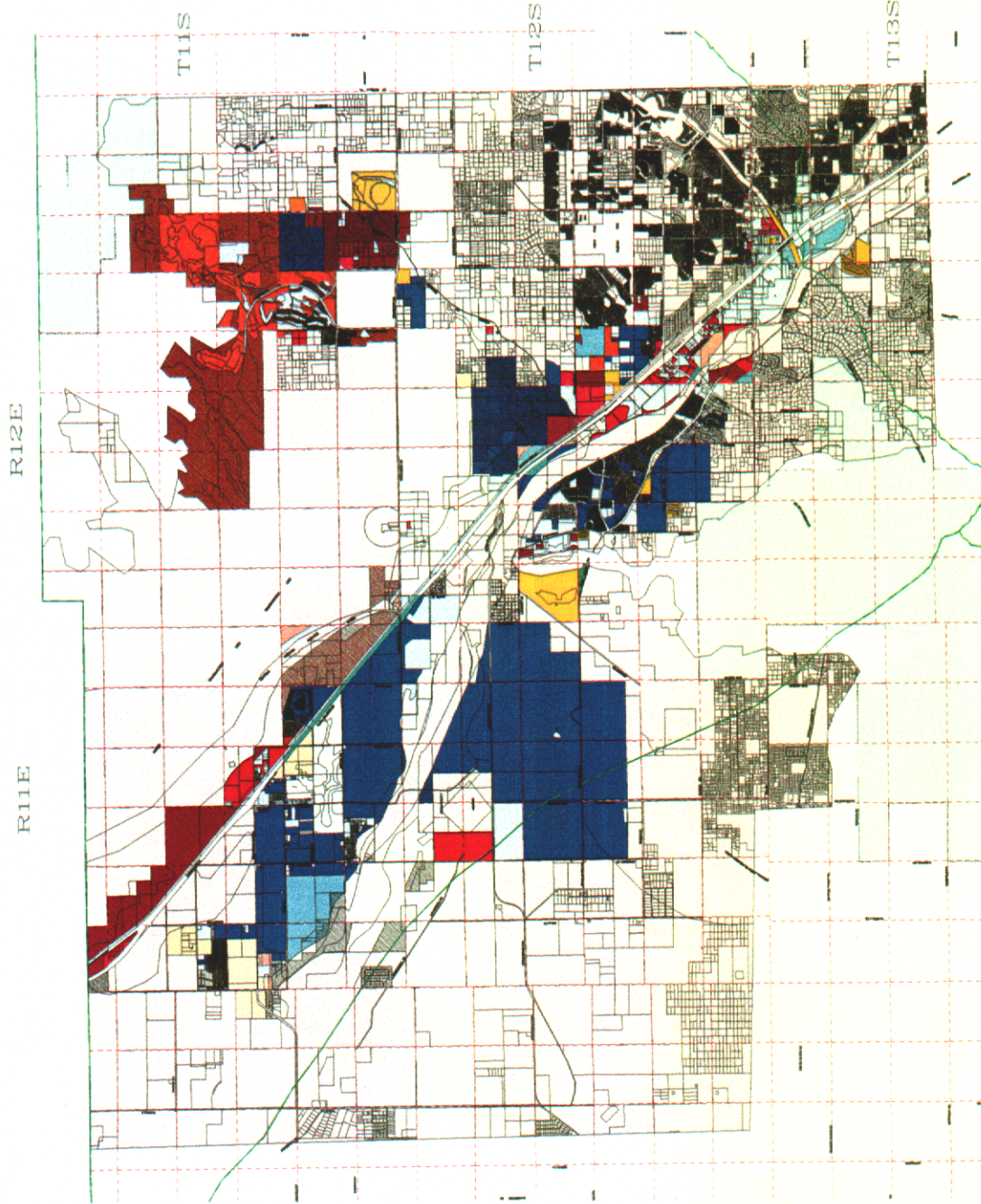
Zoning Districts

- | | |
|--------------------------------------|--------------------------------|
| C Large Lot Zone | Multi-Family (High Density) |
| B Medium Lot Zone | F Specific Plan |
| A Small Lot Zone | CO Commercial (Office) |
| R-144 Single Family Residential | VC Village Commercial |
| R-38 Single Family Residential | NC Neighborhood Commercial |
| R-16 Single Family Residential | E Transportation Corridor Zone |
| R-8 Single Family Residential | LI Light Industrial |
| R-7 Single Family Residential | HI Heavy Industrial |
| R-6 Single Family Residential | AG Agricultural |
| MR-2 Multi-Family (Med-High Density) | D Designated (Roodplain) Zone |

Basemap Features

- | | |
|----------------------------|--------------------------|
| Built or Committed Land | Public Preserve Boundary |
| Unincorporated Pima County | Public Preserves |
| Sections | Tribal Lands |
| Waterhead Boundaries | Reaching or Grazing Land |

Note: Vacant land shown by zoning district color



This map is prepared by the Town of Marana Planning Department. It is not a legal document. For legal purposes, consult the official zoning ordinance and the official zoning map of the Town of Marana.



PAID COORDINATION: Review Department
Town of Marana, Arizona
300 North Main Ave., Suite 200
Marana, AZ 85926
310.243.1000

PLANNED LAND USE ON VACANT LAND Town of Marana

17-MAR-2000

- Legend**
- Planned Land Use**
- Low Density Residential
 - Medium to High Residential
 - Community Development Zone
 - Commercial: Community
 - Commercial: Tourism
 - Industrial/Business Park
 - Intermediate Development Zone
 - Public Facilities
 - Open Space: Agricultural
 - Open Space: Recreational
- Basemap Features**
- Built or Committed Land
 - Planned Areas Outside Town Limits
 - Sections
 - Public Preserve Boundary
 - Public Preserves
 - Trial Lands
 - Ranching or Grazing Land
 - Waterward Boundaries

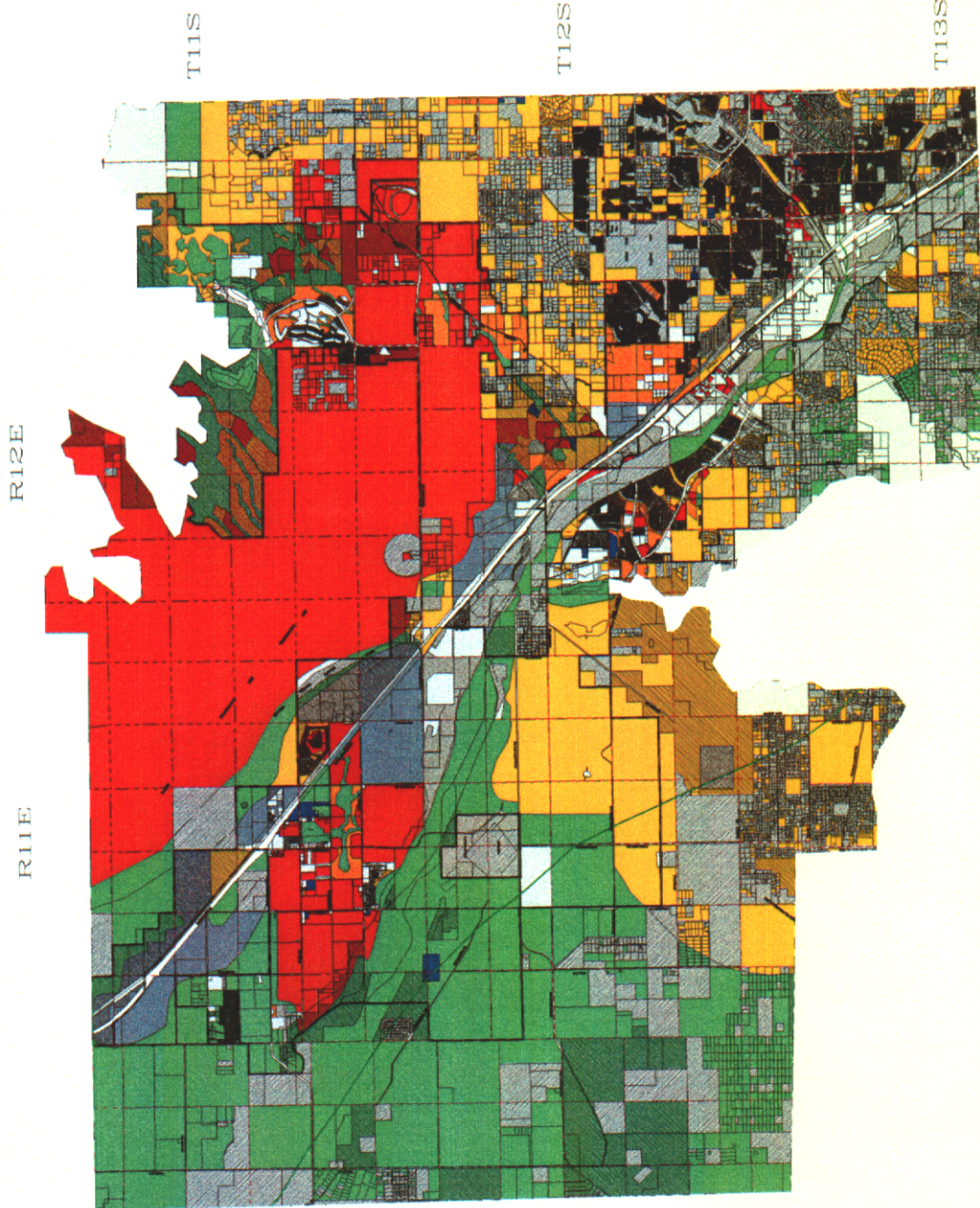
Note: Vacant land shown by planned land use color



This map is prepared to inform. Data was collected from various sources, including the Pine County Development Authority, the Pine County Planning and Zoning Department, and the Pine County Assessor's Office.



Map of the Town of Marana, Minnesota, showing planned land use on vacant land. The map is dated 17-MAR-2000. The map shows various land use zones, including Low Density Residential, Medium to High Residential, Community Development Zone, Commercial: Community, Commercial: Tourism, Industrial/Business Park, Intermediate Development Zone, Public Facilities, Open Space: Agricultural, and Open Space: Recreational. The map also shows basemap features such as Built or Committed Land, Planned Areas Outside Town Limits, Sections, Public Preserve Boundary, Public Preserves, Trial Lands, Ranching or Grazing Land, and Waterward Boundaries. The map is prepared to inform. Data was collected from various sources, including the Pine County Development Authority, the Pine County Planning and Zoning Department, and the Pine County Assessor's Office.



ORO VALLEY ZONING ON VACANT LAND

ZONING DISTRICT	ACRES
R1-144 Single Family Residential	2,625.47
R1-43 Single Family Residential	66.85
R1-36 Single Family Residential	572.85
R1-20 Single Family Residential	675.33
R1-10 Single Family Residential	432.62
R1-7 Single Family Residential	396.76
R-6 Multi-Family Residential	312.99
R-4 Townhuse Residential	738.56
R-4R Resort District	4.78
R-S Residential Service District	30.52
C-N Neighborhood Commercial	6.10
C-1 Commercial	414.61
C-2 Commercial	377.72
P/OS Parks and Open Space	909.57
PS&C Private Schools and Churches	167.11
TP Technological Park	711.45

ORO VALLEY GENERAL PLAN

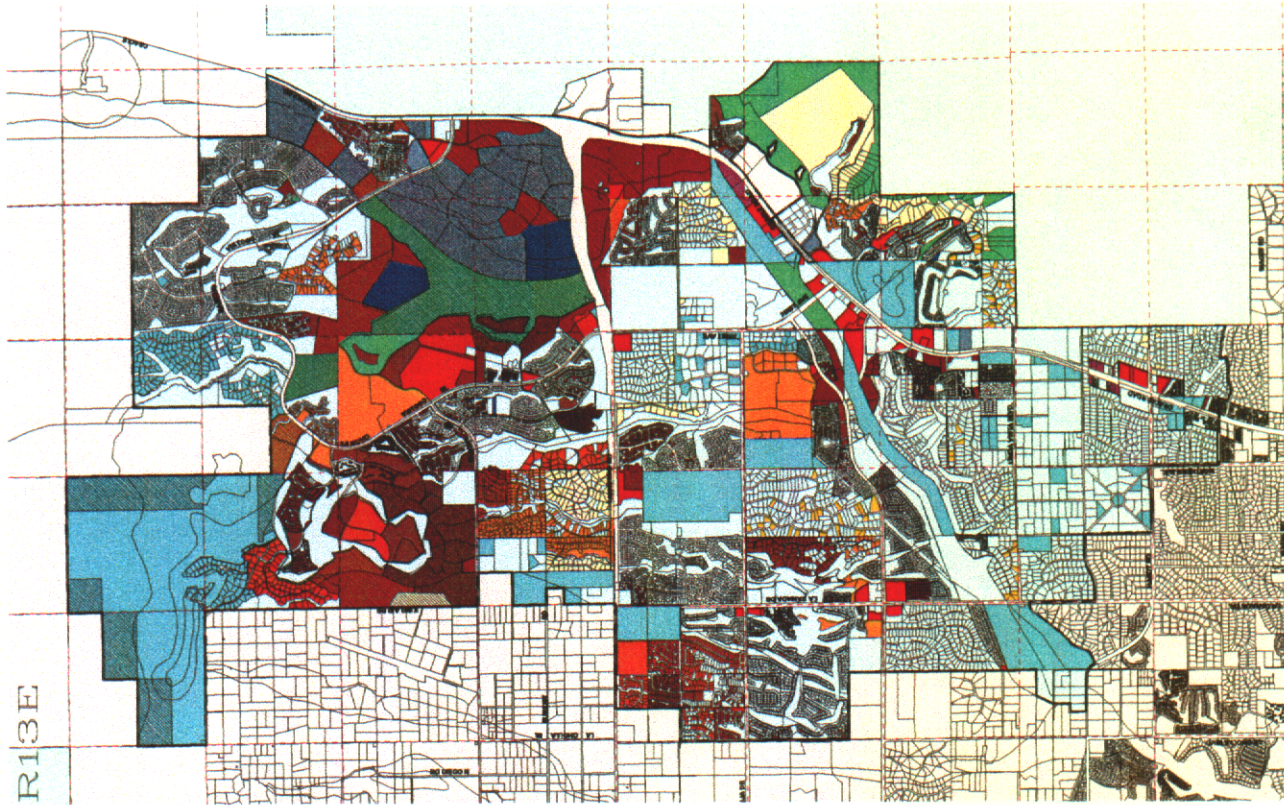
WATERSHED	JURISDICTION	PLANNED LAND USE	ACRES
MIDDLE SANTA CRUZ	MARANA	HIGH DENS RES (10+ DU/ac)	19.02
MIDDLE SANTA CRUZ	MARANA	MED DENS RES (2.1-5.0 DU/ac)	14.57
MIDDLE SANTA CRUZ	MARANA	SCHOOLS	7.59
MIDDLE SANTA CRUZ	ORO VALLEY	LOW DENS RES (0.6-1.2 DU/ac)	1.70
MIDDLE SANTA CRUZ	PIMA COUNTY	COMMERCE PARK	49.25
MIDDLE SANTA CRUZ	PIMA COUNTY	HIGH DENS RES (10+ DU/ac)	111.21
MIDDLE SANTA CRUZ	PIMA COUNTY	LOW DENS RES (0.6-1.2 DU/ac)	5,341.61
MIDDLE SANTA CRUZ	PIMA COUNTY	MED DENS RES (2.1-5.0 DU/ac)	283.98
MIDDLE SANTA CRUZ	PIMA COUNTY	NEIGHBORHOOD COMMERCIAL	283.52
MIDDLE SANTA CRUZ	PIMA COUNTY	OFFICE	96.68
MIDDLE SANTA CRUZ	PIMA COUNTY	PARKS/OPEN SPACE	466.86
MIDDLE SANTA CRUZ	PIMA COUNTY	PUBLIC/SEMI-PUBLIC	16.57
MIDDLE SANTA CRUZ	PIMA COUNTY	RURAL LOW DENS RES (0-0.3 DU/ac)	417.43
MIDDLE SANTA CRUZ	PIMA COUNTY	SCHOOLS	110.16
TORTOLITA	MARANA	LOW DENS RES (0.6-1.2 DU/ac)	2.12
TORTOLITA	MARANA	MED DENS RES (2.1-5.0 DU/ac)	166.61
TORTOLITA	MARANA	REGIONAL COMMERCIAL	159.93
TORTOLITA	MARANA	RURAL LOW DENS RES (0-0.3 DU/ac)	273.51
TORTOLITA	ORO VALLEY	COMMERCE PARK	953.48
TORTOLITA	ORO VALLEY	COMMUNITY COMMERCIAL	70.08
TORTOLITA	ORO VALLEY	HIGH DENS RES (10+ DU/ac)	412.48
TORTOLITA	ORO VALLEY	LOW DENS RES (0.4-0.5 DU/ac)	131.16
TORTOLITA	ORO VALLEY	LOW DENS RES (0.6-1.2 DU/ac)	3,851.49
TORTOLITA	ORO VALLEY	LOW DENS RES (1.3-2.0 DU/ac)	594.56
TORTOLITA	ORO VALLEY	MASTER PLANNED COMMUNITY	295.31
TORTOLITA	ORO VALLEY	MED DENS RES (2.1-5.0 DU/ac)	4,975.11
TORTOLITA	ORO VALLEY	NEIGHBORHOOD COMMERCIAL	738.25
TORTOLITA	ORO VALLEY	OFFICE	58.49
TORTOLITA	ORO VALLEY	PARKS/OPEN SPACE	4,127.35
TORTOLITA	ORO VALLEY	PUBLIC/SEMI-PUBLIC	129.95
TORTOLITA	ORO VALLEY	REGIONAL COMMERCIAL	298.89
TORTOLITA	ORO VALLEY	RURAL LOW DENS RES (0-0.3 DU/ac)	1,555.66
TORTOLITA	ORO VALLEY	SCHOOLS	320.08
TORTOLITA	PIMA COUNTY	COMMERCE PARK	660.98
TORTOLITA	PIMA COUNTY	HIGH DENS RES (10+ DU/ac)	624.54
TORTOLITA	PIMA COUNTY	LOW DENS RES (0.4-0.5 DU/ac)	632.87
TORTOLITA	PIMA COUNTY	LOW DENS RES (0.6-1.2 DU/ac)	3,319.88
TORTOLITA	PIMA COUNTY	LOW DENS RES (1.3-2.0 DU/ac)	302.60
TORTOLITA	PIMA COUNTY	MASTER PLANNED COMMUNITY	4,461.02
TORTOLITA	PIMA COUNTY	MED DENS RES (2.1-5.0 DU/ac)	2,645.98
TORTOLITA	PIMA COUNTY	NEIGHBORHOOD COMMERCIAL	245.80
TORTOLITA	PIMA COUNTY	OFFICE	2.99
TORTOLITA	PIMA COUNTY	PARKS/OPEN SPACE	7,704.42
TORTOLITA	PIMA COUNTY	PUBLIC/SEMI-PUBLIC	129.21
TORTOLITA	PIMA COUNTY	REGIONAL COMMERCIAL	57.68
TORTOLITA	PIMA COUNTY	RURAL LOW DENS RES (0-0.3 DU/ac)	7,821.40
TORTOLITA	PIMA COUNTY	SCHOOLS	153.40

STATUS OF LAND--TOWN OF ORO VALLEY

STATUS	ACRES
Built or Committed	7,902.51
3.0+ RAC Zoning: Approved Subdivision or DP	1,016.46
3.0+ RAC Zoning	3,512.58
1-3 RAC Zoning: Approved Subdivision or DP	312.2
1-3 RAC Zoning	413.89
0.3-1.0 RAC Zoning: Approved Subdivision or DP	367.51
0.3-1.0 RAC Zoning	272.56
<0.3 RAC Zoning: Approved Subdivision or DP	411.39
<0.3 RAC Zoning	2,213.13

R13E

T12S



EXISTING ZONING ON VACANT LAND Town of Oro Valley

20-MAR-2000

Legend

Zoning Districts

- | | |
|----------------------------------|----------------------------------|
| R1-144 Single Family Residential | R-3 Residential Service District |
| R1-43 Single Family Residential | R-4R Resort |
| R1-36 Single Family Residential | SDH-6 Site Delineated Housing |
| R1-20 Single Family Residential | C-N Neighborhood Commercial |
| R1-10 Single Family Residential | C-1 Commercial |
| R1-7 Single Family Residential | C-2 Commercial |
| R-6 Multi-Family Residential | TP Technological Park |
| R-4 Townhouse Residential | PS&C Private School and Church |
| | PIOS Parks and Open Space |

Basemap Features

- | | |
|----------------------------|--------------------------|
| Built or Committed Land | Public Preserve Boundary |
| City and Town Limits | Public Preserves |
| Unincorporated Pima County | Tribal Lands |
| Sections | Ranching or Grazing Land |

Note: Vacant land shown by zoning district color



This map is prepared in accordance with the provisions of the Arizona State Constitution, Article 17, Section 2, and the Pima County Charter, Article 10, Section 1. It is the responsibility of the Planning and Zoning Commission to ensure that this map is accurate and up-to-date.



PLANNING AND ZONING COMMISSION
Pima County Department of Planning and Zoning
300 N. Main Ave., Suite 200
Tucson, AZ 85701
202-100-1000

PLANNED LAND USE ON VACANT LAND Town of Oro Valley

20-MAR-2000

Legend

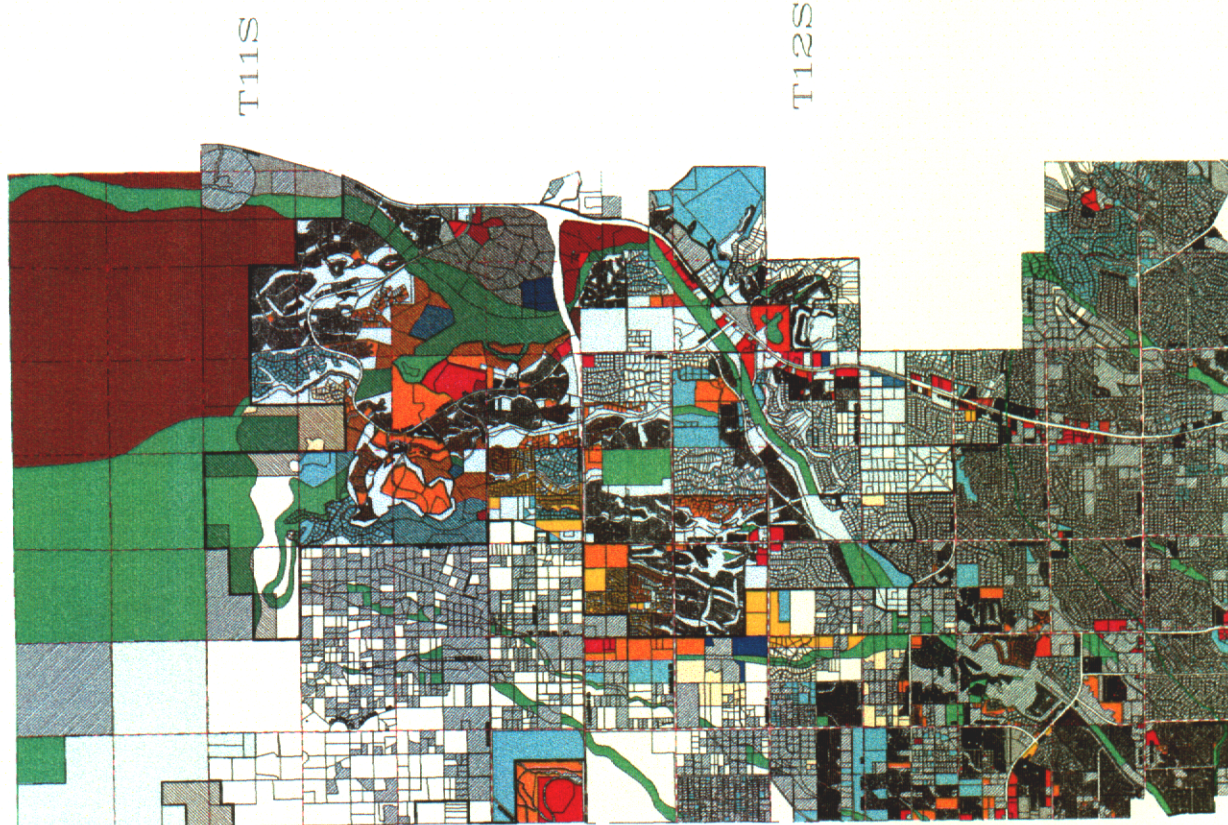
Planned Land Use

	R-LDR Rural Low Density Residential		R-LDR Rural Low Density Residential
	LDR 0.5 Low Density Res-0.5		LDR 0.5 Low Density Res-0.5
	LDR 1.2 Low Density Res-1.2		LDR 1.2 Low Density Res-1.2
	LDR 2.0 Low Density Res-2.0		LDR 2.0 Low Density Res-2.0
	MDR Medium Density Residential		MDR Medium Density Residential
	MHDR Medium High Density Res		MHDR Medium High Density Res
	HDR High Density Residential		HDR High Density Residential
	MPC Master Planned Community		MPC Master Planned Community

Basemap Features

	Built or Committed Land		Public Preserve Boundary
	Planned Areas Outside Town Limits		Public Preserves
	Sections		Tribal Lands
			Ranching or Grazing Land
			Watershed Boundaries

Note: Vacant land shown by planned land use color



This map is prepared in accordance with the Town of Oro Valley's Comprehensive Land Use Ordinance, which is the basis for the Town's land use planning. The map is prepared by the Town of Oro Valley's Planning Department, which is responsible for the Town's land use planning.



PLANNING DEPARTMENT
Town of Oro Valley, Arizona
300 N. River Ave.
Oro Valley, Arizona 85163
323 144 0000

COMMITTED LANDS

Town of Oro Valley

22-MAR-2000

Legend

- Status of Land**
- Built or Committed Land
 - Revised/Designated Land
 - Rural Zoning-Subdivision or Development Plan Applied For
 - Rural Zoning-Approved Subdivision or Development Plan
 - 0.3-1.0 RAC Equivalent Zoning
 - 0.3-1.0 RAC-Subdivision or Development Plan Applied For
 - 0.3-1.0 RAC-Approved Subdivision or Development Plan
 - 1.0-3.0 RAC Equivalent Zoning
 - 1.0-3.0 RAC-Subdivision or Development Plan Applied For
 - 1.0-3.0 RAC-Approved Subdivision or Development Plan
 - 3.0+ RAC Equivalent Zoning
 - 3.0+ RAC-Subdivision or Development Plan Applied For
 - 3.0+ RAC-Approved Subdivision or Development Plan

Basemap Features

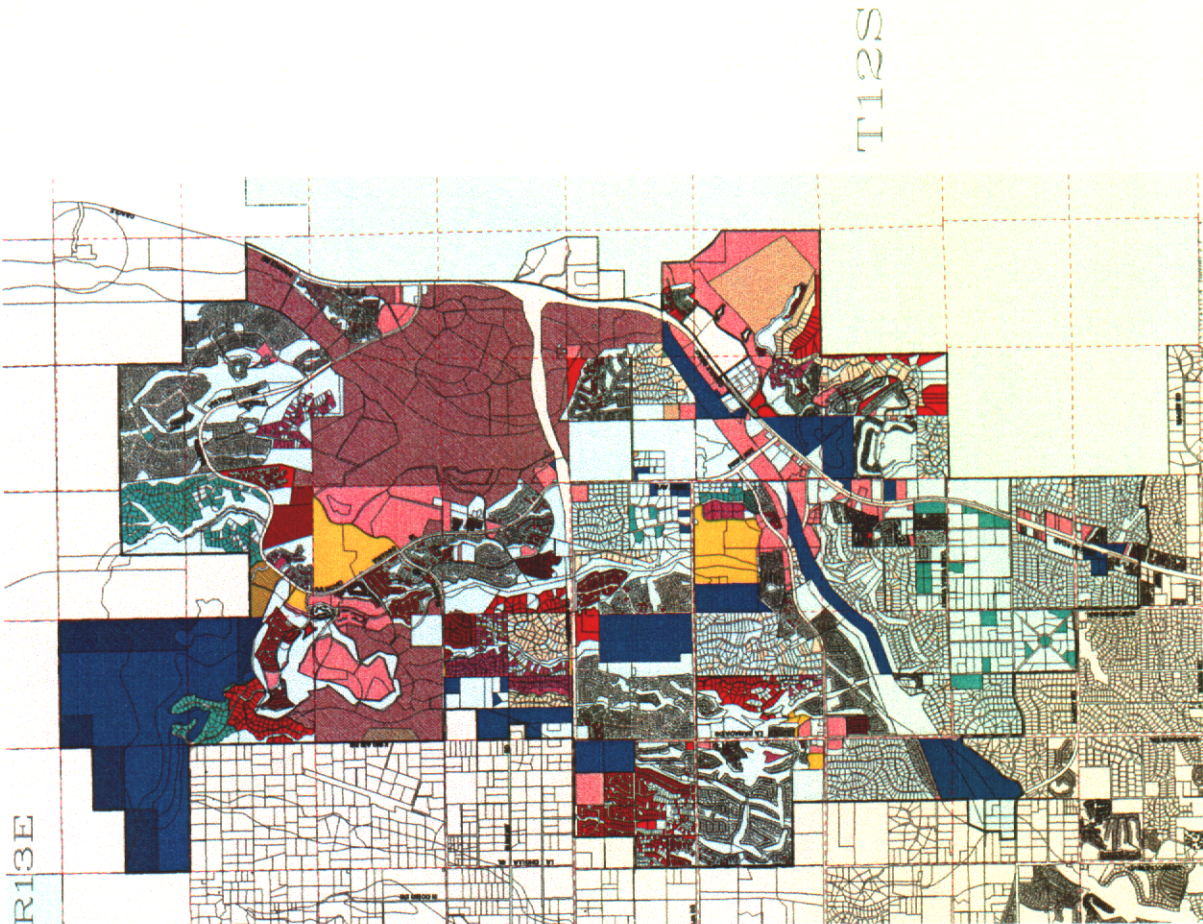
- City and Town Limits
- Unincorporated Pima County
- Tribal Lands
- Sections
- Public Preserve Boundary
- Public Preserves
- Ranching or Grazing Land



This map is prepared to assist the Town of Oro Valley in its planning efforts. It is not intended to be used for legal purposes and does not constitute a warranty or representation by the Town of Oro Valley or its staff.



Pima County Assessor's Office
300 North Main Street
Tucson, Arizona 85701
520.744.1000



R13E

T12S

ALTAR VALLEY WATERSHED

EXISTING LAND USE--ALTAR VALLEY WATERSHED

JURISDICTION	LAND USE	ACRES
PIMA COUNTY	RURAL	8,180.60
PIMA COUNTY	0.2 TO 0.4 RAC	3,489.78
PIMA COUNTY	0.4 TO 0.75 RAC	1,514.59
PIMA COUNTY	0.75 TO 1.25 RAC	2,514.66
PIMA COUNTY	1.25 TO 3.0 RAC	234.24
PIMA COUNTY	3.0 TO 6.0 RAC	337.08
PIMA COUNTY	6.0 TO 10.0 RAC	158.50
PIMA COUNTY	10.0 TO 15.0 RAC	105.34
PIMA COUNTY	15.0 TO 25.0 RAC	6.49
PIMA COUNTY	AGRICULTURAL	65,798.05
PIMA COUNTY	COMMERCIAL	737.26
PIMA COUNTY	DEDICATED OPEN SPACE	51.74
PIMA COUNTY	GOLF COURSE	49.13
PIMA COUNTY	INDUSTRIAL	261.96
PIMA COUNTY	INSTITUTIONAL	3,296.55
PIMA COUNTY	LODGING	260.76
PIMA COUNTY	MILITARY/POLICE	15.26
PIMA COUNTY	MISC GOVERNMENT	988.07
PIMA COUNTY	OFFICE	3.83
PIMA COUNTY	OTHER	179.16
PIMA COUNTY	PARK	6.56
PIMA COUNTY	PARTIAL	146.08
PIMA COUNTY	PUBLIC PRESERVE	161,811.38
PIMA COUNTY	UTIL/TELECOMM	28.65
PIMA COUNTY	VACANT	343,696.58
PIMA COUNTY	VACANT-JUR	78,793.09
PIMA COUNTY	VACANT-STATE	3,474.62
PIMA COUNTY	CHK	5,453.79
PASCUA-YAQUI	TOTAL ACREAGE	1,244.28
SAN XAVIER	TOTAL ACREAGE	40,905.13
TOHONO O'ODHAM	TOTAL ACREAGE	45,460.91

PERCENT OF AGRICULTURAL IN RANCHING AND GRAZING: 97% (63,774 Acres)

**ZONING ON VACANT LAND--ALTAR VALLEY WATERSHED
UNINCORPORATED PIMA COUNTY**

ZONING DISTRICT	ACRES
IR	640.21
RH	395,638.16
SR	1,477.42
SR-2	4.97
GR-1	7,490.27
CR-1	7,215.97
CR-2	31.67
CR-3	355.75
CR-4	260.68
CR-4(GC)	202.78
CR-5	71.45
SH	934.93
CMH-1	424.60
CMH-2	35.88
TR	287.19
TH	53.83
CB-1	200.43
CB-2	42.87
CI-2	3,766.81
SP	1,430.87
GC	7.77

**PLANNED LAND USE ON VACANT LAND--ALTAR VALLEY WATERSHED
UNINCORPORATED PIMA COUNTY**

PLANNED LAND USE	ACRES
RC	26,212.37
RT	1,132.22
LIU-0.3	288.07
LIU-0.5	119.45
LIU-1.2	2,178.99
LIU-3.0	1,269.52
MIU	2,247.93
MHIU	97.02
NAC	41.69
MFC	5.03
CAC	194.67
REAC	83.73
I	2,212.85
LIR	56,308.90
MIR	11,262.97
RUAC	75.75
RX	58.92
OUTSIDE PLAN AREA	316,817.84

**STATUS OF LAND--ALTAR VALLEY WATERSHED
UNINCORPORATED PIMA COUNTY**

STATUS	ACRES
Built or Committed	56,644.42
3.0+ RAC Zoning: Approved Subdivision or DP	1,414.78
3.0+ RAC Zoning	5,434.11
1-3 RAC Zoning: Approved Subdivision or DP	705.93
1-3 RAC Zoning: Subdivision or DP in Process	265.98
1-3 RAC Zoning	114.54
0.3-1.0 RAC Zoning: Approved Subdivision or DP	7,268.93
0.3-1.0 RAC Zoning: Subdivision or DP in Process	77.79
0.3-1.0 RAC Zoning	7,654.88
<0.3 RAC Zoning: Approved Subdivision or DP	4,021.47
<0.3 RAC Zoning	392,232.62
Public Preserve	161,815.03
No Data	668.56

EXISTING LAND USE

Altar Valley Watershed North Half

16-MAR-2000

Legend

Existing Land Use

VACANT	INDUSTRIAL
RURAL	INSTITUTIONAL
0.2 TO 0.4 RAC	MISC. GOVERNMENT
0.4 TO 0.75 RAC	TRANSPORT FACIL
0.75 TO 1.25 RAC	UTILITIES/TELECOMMUNICATIONS
1.25 RAC TO 3.0 RAC	PARK
3.0 TO 6.0 RAC	GOLF COURSE
6.0 TO 10.0 RAC	AGRICULTURE
10.0 TO 15.0 RAC	DEDICATED OPEN SPACE
15.0 TO 25.0 RAC	OTHER
GREATER THAN 25 RAC	MILITARY/ST. POLICE
LODGING	VACANT-STATE
RESORT	VACANT-JURISDICTION
OFFICE	PARTIALLY DEVELOPED
COMMERCIAL	NO DATA
PVT STREETS	

Basemap Features

Public Preserves	Public Preserve Boundary
Tribal Lands	City and Town Limits
	Sections



This map is prepared by the author. Data sources include aerial photography, existing maps, and other sources. The author assumes no responsibility for errors or omissions. Pima County Auditor's Office.



PLAN INFORMATION:
This map is prepared by the author. Data sources include aerial photography, existing maps, and other sources. The author assumes no responsibility for errors or omissions. Pima County Auditor's Office.

EXISTING LAND USE

Altar Valley Watershed South Half

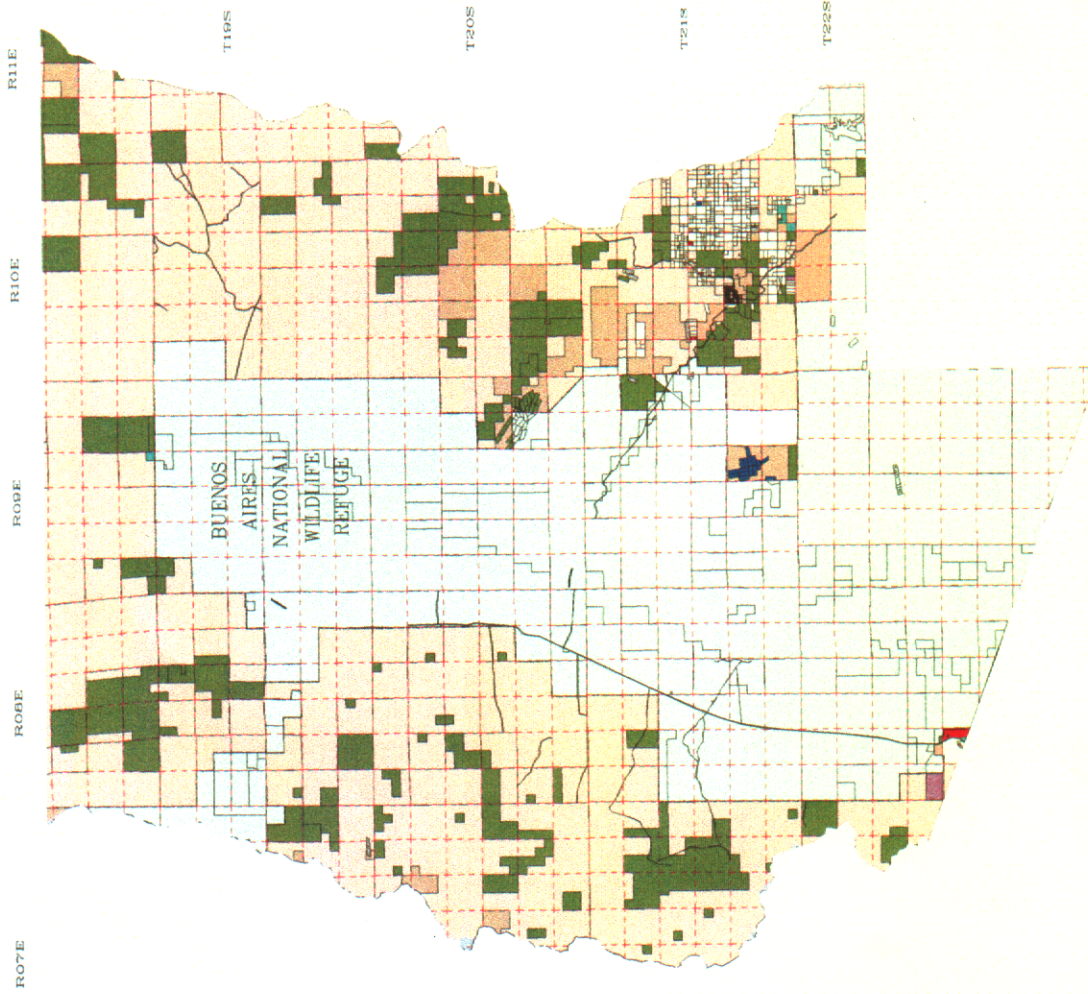
16-MAR-2000

Legend

Existing Land Use	
VACANT	INDUSTRIAL
RURAL	INSTITUTIONAL
0.2 TO 0.4 RAC	MISC. GOVERNMENT
0.4 TO 0.75 RAC	TRANSPORT FACIL
0.75 TO 1.25 RAC	UTILITIES/TELECOMMUNICATIONS
1.25 RAC TO 3.0 RAC	PARK
3.0 TO 6.0 RAC	GOLF COURSE
6.0 TO 10.0 RAC	AGRICULTURE
10.0 TO 15.0 RAC	DEDICATED OPEN SPACE
15.0 TO 25.0 RAC	OTHER
GREATER THAN 25 RAC	MILITARY/ST. POLICE
LODGING	VACANT-STATE
RESORT	VACANT-JURISDICTION
OFFICE	PARTIALLY DEVELOPED
COMMERCIAL	NO DATA
PVT STREETS	

Basemap Features

Public Preserves	Public Preserve Boundary
Tribal Lands	City and Town Limits
	Sections



This map is prepared to show the current land use of the Altar Valley Watershed South Half. It is based on the 1997 Aerial Photograph and the 1997 Land Use Map. The map is not to be used for any other purpose without the written consent of the Pima County Board of Supervisors.



PLAN COORDINATION
Pima County Board of Supervisors
300 N. Main Ave.
Tucson, AZ 85701
202 744 1800

EXISTING ZONING ON VACANT LAND

Unincorporated Pima County
Altar Valley Watershed-North Half
15-MAR-2000

Legend

Zoning Districts

IR Institutional Reserve	CMH-2 Mobile Home-2
RI Rural Homestead	TH Trailer Homestead
GR-1 Rural Residential	MU Multiple Use
SR Suburban Ranch	MR Major Resort
SR-2 Suburban Ranch Estate	RVC Rural Village Center
SH Suburban Homestead	CB-1 Local Business
CH-1 Single Residence	CB-2 General Business
CH-2 Single Residence	CPI Campus Park Industrial
CH-3 Single Residence	CI-1 Light Industrial/Warehouse
CH-4 Mixed Dwelling Type	CI-2 General Industrial
CH-5 Multiple Residence	CI-3 Heavy Industrial
TR Transitional	SP Specific Plan
CMH-1 Mobile Home 1	GC Golf Course
Cond' Zoning Boundary	

Basemap Features

Built or Committed Land	Public Preserve Boundary
Cities and Towns	Public Preserves
Sections	Tribal Lands
	Ranching or Grazing Land

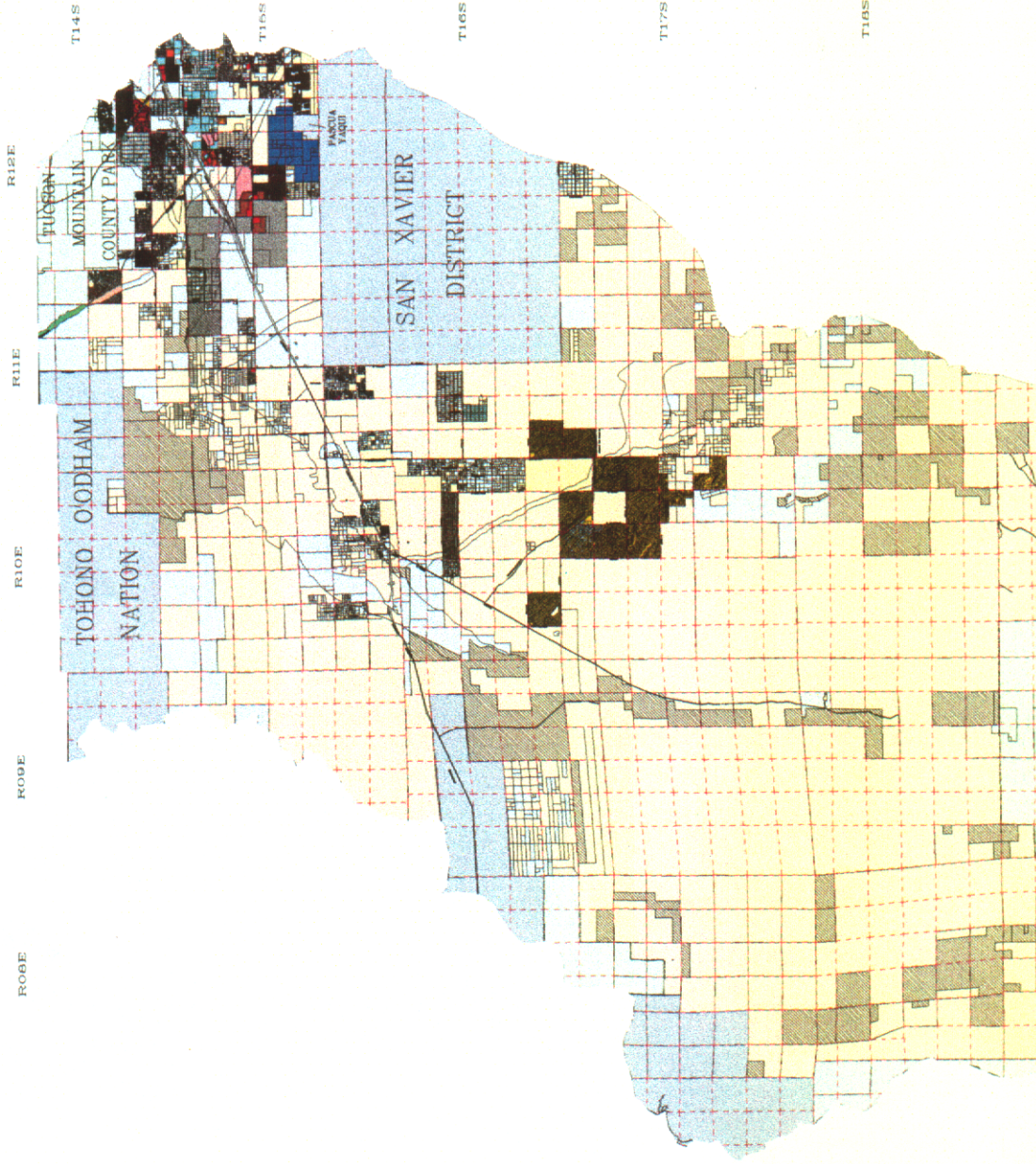
Note: Vacant land shown by plan designation color



This map is prepared by the Altar Valley Watershed
Planning Committee, Pima County, Arizona
For the Pima County Board of Supervisors
Pima County Auditor's Office



PLAN COORDINATOR
Pima County Auditor's Office
301 N. Main Ave., Suite 101
Tucson, AZ 85701
520-744-6800



Altar Valley Watershed-North Half
23-MAR-2000

Approved Subdivisions or Development Plans
Proposed Subdivisions or Development Plans

	Build or Committed Land		Public Preserve Boundary
	City and Town Limits		Public Preserves
	Sections		Tribal Lands



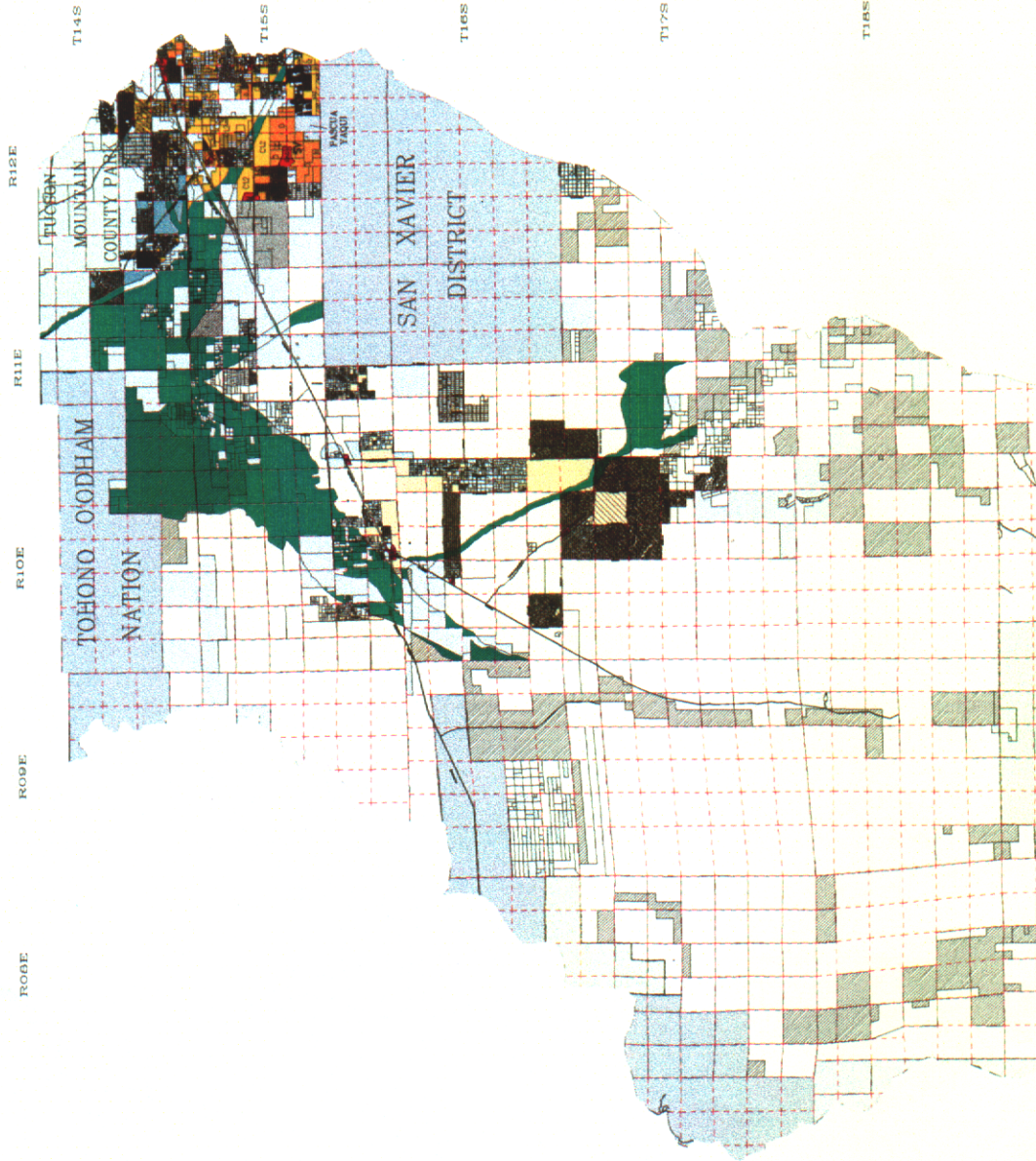
This map is regional in nature. Data comes from many sources, including the Pinellas County Development Services Dept., Dept. of Transportation and the Pinellas County Assessor's Office.



LANCORDER INFORMATION:
As a County Development Services Department
Planning Division - Comprehensive Plan Section
51 N. First Ave.
Tucson, Arizona 85701

PLANNED LAND USE ON VACANT LAND

Unincorporated Pima County
Altar Valley Watershed-North Half
15-MAR-2000



Legend

Planned Land Use

- | | |
|--------------------------------------|-------------------------------|
| Activity Centers | Medium Intensity Rural |
| CAAC Regional Activity Center | Low Intensity Rural |
| CAAC Neighborhood Activity Center | Resource Transition |
| NAC Neighborhood Activity Center | Resource Productive |
| MFC Multifunctional Corridor | Industrial |
| | HI Heavy Industrial |
| D Medium/High Intensity Urban | Resource Conservation |
| D Medium Intensity Urban | Special Areas |
| D Low Intensity Urban | Not in Plan Area |
| CI 2 Low Intensity Urban | |
| 3.0 Low Intensity Urban | |
| 1.2 Low Intensity Urban | |
| 0.9 Low Intensity Urban | |
| 0.3 Low Intensity Urban | |
| Development Reserves | |
| RAC Rural Activity Center | |
| RIAC Rural Activity Center | |
| RX Rural Crossroads | |

Basemap Features

- | | |
|--------------------------|--------------------------|
| Built or Committed Land | Public Preserve Boundary |
| Cities and Towns | Public Preserves |
| Ranching or Grazing Land | Tribal Lands |
| Sections | |

Note: Vacant land shown by zoning district color



This map is prepared by the Pima County Planning Department. It is a general representation of the Pima County Planning Department's best estimate of the current land use and zoning in the Altar Valley Watershed-North Half. It is not a legal document and should not be used for legal purposes.



PLANNED LAND USE
Pima County Planning Department
1001 N. Main Ave., Suite 100
Tucson, AZ 85724
202-140-1000

COMMITTED LANDS

Unincorporated Pima County

Altar Valley Watershed-North Half

23-MAR-2000

Legend

Status of Land

 Built or Committed Land
 Categories of Vacant Land

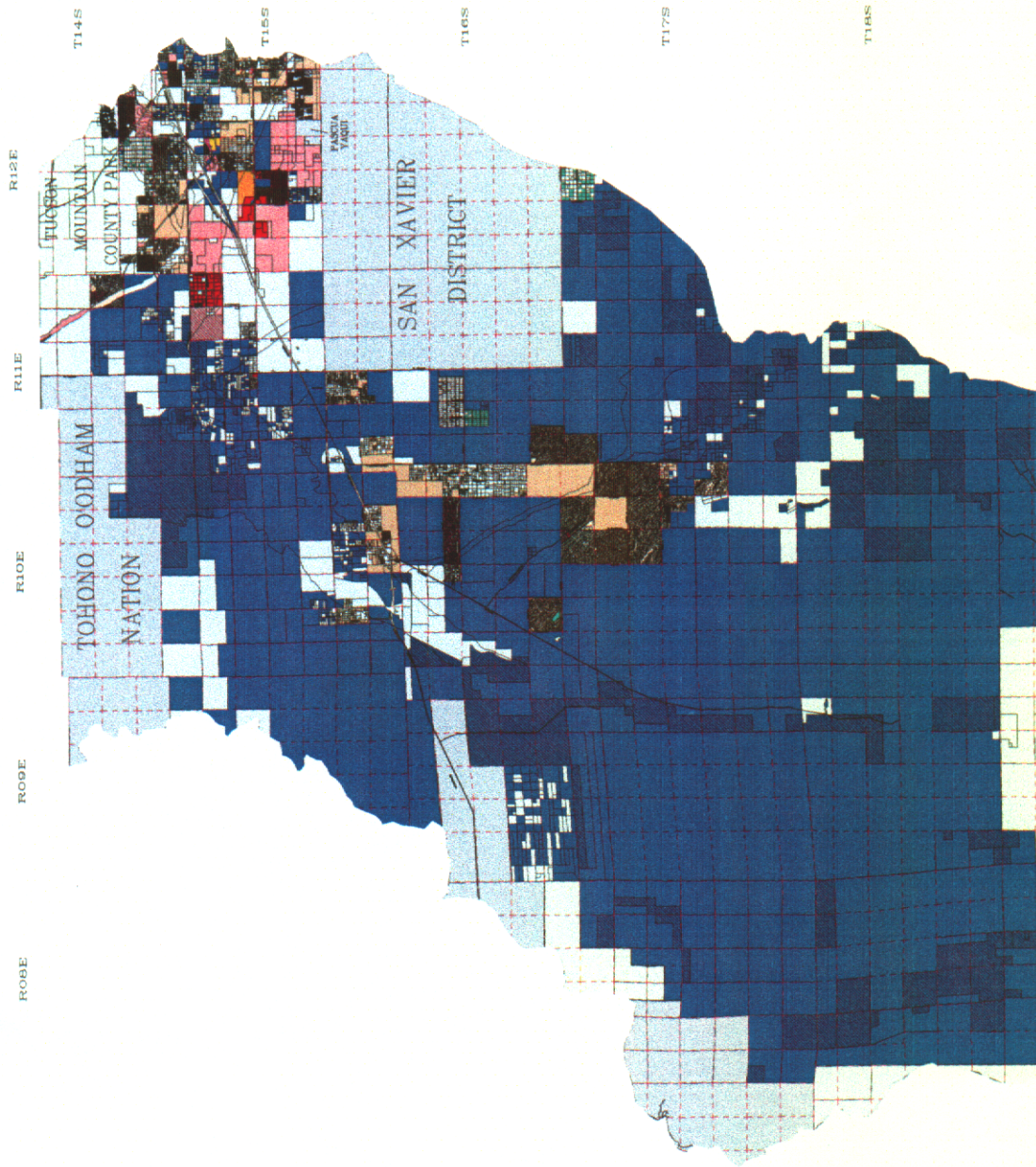
Rural Zoning

 Rural Zoning-Subdivision or Development Plan Applied For
 Rural Zoning-Approved Subdivision or Development Plan
 0.3-1.0 RAC Equivalent Zoning
 0.3-1.0 RAC-Subdivision or Development Plan Applied For
 0.3-1.0 RAC-Approved Subdivision or Development Plan
 1.0-3.0 RAC Equivalent Zoning
 1.0-3.0 RAC-Subdivision or Development Plan Applied For
 1.0-3.0 RAC-Approved Subdivision or Development Plan
 3.0+ RAC Equivalent Zoning
 3.0+ RAC-Subdivision or Development Plan Applied For
 3.0+ RAC-Approved Subdivision or Development Plan

Basemap Features

 Cities and Towns
 Tribal Lands
 Sections

 Public Preserve Boundary
 Public Preserves
 Ranching or Grazing Land



This map is prepared by the county. It does not constitute a warranty or representation of the accuracy of the information shown. The county is not responsible for any errors or omissions. Pima County, Arizona, 2000.



AVRA VALLEY WATERSHED

EXISTING LAND USE--AVRA VALLEY WATERSHED

LAND USE	JURISDICTION	ACRES JURISDICTION	ACRES	TOTAL ACRES
RURAL	PIMA COUNTY	3,998.98		3,998.98
0.2 TO 0.4 RAC	PIMA COUNTY	1,798.70		1,798.70
0.4 TO 0.75 RAC	PIMA COUNTY	1,198.07		1,198.07
0.75 TO 1.25 RAC	PIMA COUNTY	3,078.66		3,078.66
1.25 TO 3.0 RAC	PIMA COUNTY	35.09		35.09
3.0 TO 6.0 RAC	PIMA COUNTY	4.55		4.55
15.0 TO 25 RAC	PIMA COUNTY	15.70		15.70
AGRICULTURAL	PIMA COUNTY	23,537.83	36.42	23,574.25
COMMERCIAL	PIMA COUNTY	99.63		99.63
INDUSTRIAL	PIMA COUNTY	3,776.55	695.51	4,472.06
INSTITUTIONAL	PIMA COUNTY	555.25	9.49	564.74
LODGING	PIMA COUNTY	42.50		42.50
MISC GOVERNMENT	PIMA COUNTY	2,894.65	132.14	3,026.79
OFFICE	PIMA COUNTY	1.80		1.80
OTHER	PIMA COUNTY	55.04		55.04
PARTIAL	PIMA COUNTY	19.08		19.08
PUBLIC PRESERVE	PIMA COUNTY	17,896.63		17,896.63
UTIL/TELECOMM	PIMA COUNTY	26.18		26.18
VACANT	PIMA COUNTY	54,191.81	1,391.96	55,583.77
VACANT-JUR	PIMA COUNTY	95,452.56		95,452.56
VACANT-STATE	PIMA COUNTY	1,726.92	804.92	2,531.84
CHK	PIMA COUNTY	7,069.96	33.37	7,103.33

PERCENT OF AGRICULTURAL LAND IN RANCHING AND GRAZING: 75% (17,663 Acres)

**ZONING ON VACANT LAND--AVRA VALLEY WATERSHED
UNINCORPORATED PIMA COUNTY**

ZONING DISTRICT	ACRES
IR	8,087.85
RH	73,085.14
SR	274.92
GR-1	3,209.30
SH	1,548.95
TH	53.85
TR	29.35
CB-1	12.12
CB-2	52.37
CI-2	504.20
CI-3	273.60

**PLANNED LAND USE ON VACANT LAND--AVRA VALLEY WATERSHED
UNINCORPORATED PIMA COUNTY**

PLANNED LAND USE	ACRES
RC	19,373.86
RT	1,484.42
RP	2,883.27
I	323.01
HI	165.13
LIR	11,626.70
MIR	3,443.78
RUAC	46.66
RX	21.58
OUTSIDE PLAN AREA	47,742.52

**STATUS OF LAND--AVRA VALLEY WATERSHED
UNINCORPORATED PIMA COUNTY**

STATUS	ACRES
Built or Committed	113,055.23
3.0+ RAC Zoning: Approved Subdivision or DP	87.81
3.0+ RAC Zoning	6,811.82
1-3 RAC Zoning: Approved Subdivision or DP	700.92
1-3 RAC Zoning	355.55
0.3-1.0 RAC Zoning: Approved Subdivision or DP	516.78
0.3-1.0 RAC Zoning: Subdivision or DP in Process	1.43
0.3-1.0 RAC Zoning	221.50
<0.3 RAC Zoning: Approved Subdivision or DP	546.67
<0.3 RAC Zoning: Subdivision or DP in Process	3.58
<0.3 RAC Zoning	77,280.36
Public Preserve	17,896.63
No Data	141.31

EXISTING LAND USE

Avra Valley Watershed

16-MAR-2000

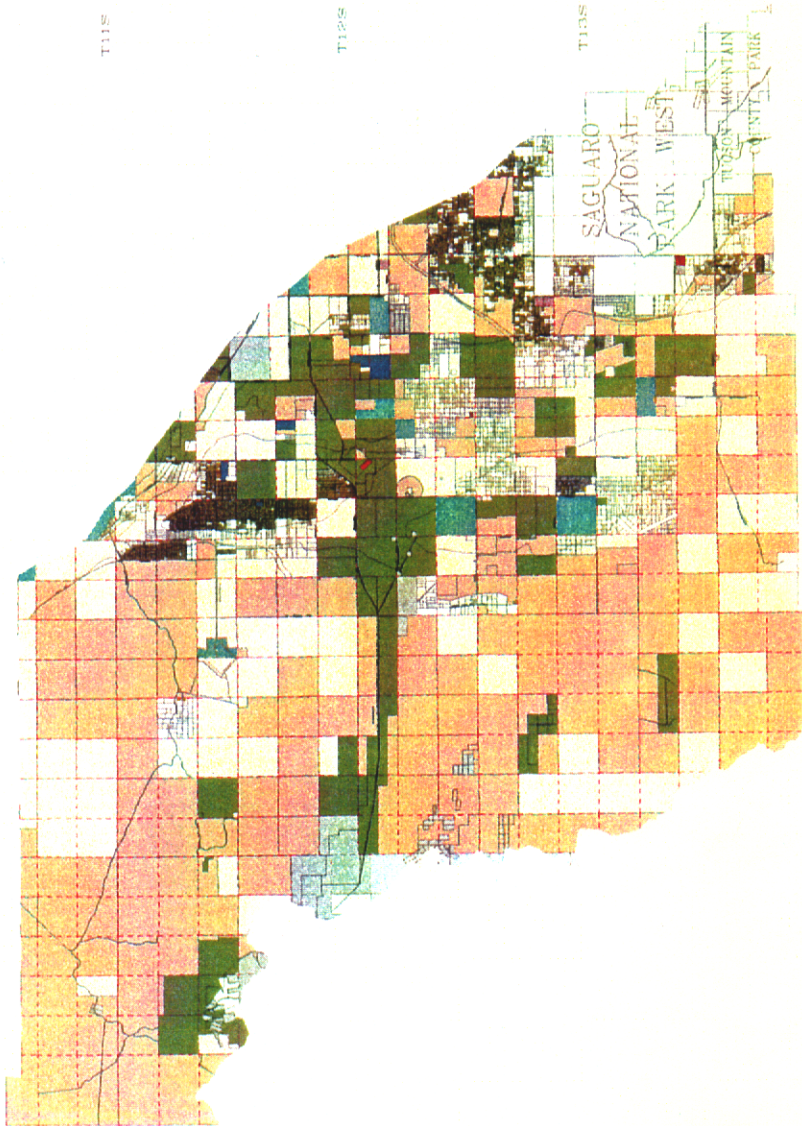
Legend

Existing Land Use

VACANT	INDUSTRIAL
RURAL	INSTITUTIONAL
0.2 TO 0.4 RAC	MISC. GOVERNMENT
0.4 TO 0.75 RAC	TRANSPORT FACIL
0.75 TO 1.25 RAC	UTILITIES/TELECOMMUNICATIONS
1.25 RAC TO 2.0 RAC	PARK
2.0 TO 3.0 RAC	GOLF COURSE
3.0 TO 6.0 RAC	AGRICULTURE
6.0 TO 10.0 RAC	DEDICATED OPEN SPACE
10.0 TO 15.0 RAC	OTHER
15.0 TO 25.0 RAC	MILITARY/PT. POLICE
GREATER THAN 25 RAC	VACANT-STATE
LOOKING	VACANT-JURISDICTION
RESORT	PARTIALLY DEVELOPED
OFFICE	NO DATA
COMMERCIAL	
PVT. STREETS	

Basemap Features

Public Presence	Public Presence Boundary
Tribal Lands	City and Town Limits
	Section



Map Scale = 1:52560
1 inch = 4380 feet

Legend

Zoning Districts

IN Institutional	CH-1 Mobile Home-2
RI Rural Residential	TH Trailer Homesite
GR-1 Rural Residential	MM Multiple Use
SA Suburban Ranch	MM Major Retail
SR-2 Suburban Ranch Estate	RVC Rural Village Center
SR Suburban Residential	CB-1 Local Business
CH-1 Single Residence	CB-2 General Business
CH-2 Single Residence	CP Campus Park Industrial
CH-3 Single Residence	CI-1 Light Industrial/Warehouse
CH-4 Mixed Dwelling Type	CI-2 General Industrial
TR-3 Multiple Residence	CI-3 Heavy Industrial
TR Transitional	SP Special Industrial
CH-1 Mobile Home 1	OC Golf Course
CH-2 Mobile Home 2	
CH-3 Mobile Home 3	
CH-4 Mobile Home 4	
CH-5 Mobile Home 5	
CH-6 Mobile Home 6	
CH-7 Mobile Home 7	
CH-8 Mobile Home 8	
CH-9 Mobile Home 9	
CH-10 Mobile Home 10	
CH-11 Mobile Home 11	
CH-12 Mobile Home 12	
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CH-89 Mobile Home 89	
CH-90 Mobile Home 90	
CH-91 Mobile Home 91	
CH-92 Mobile Home 92	
CH-93 Mobile Home 93	
CH-94 Mobile Home 94	
CH-95 Mobile Home 95	
CH-96 Mobile Home 96	
CH-97 Mobile Home 97	
CH-98 Mobile Home 98	
CH-99 Mobile Home 99	
CH-100 Mobile Home 100	



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many actions, including the Public County Development
Director Dept. of Transportation and the



Map Scale = 1:52560
1 inch = 4380 feet

EXISTING AND PROPOSED

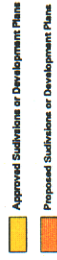
SUBDIVISIONS

ON VACANT LAND

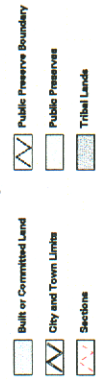
Avra Valley Watershed

22-MAR-2000

Legend



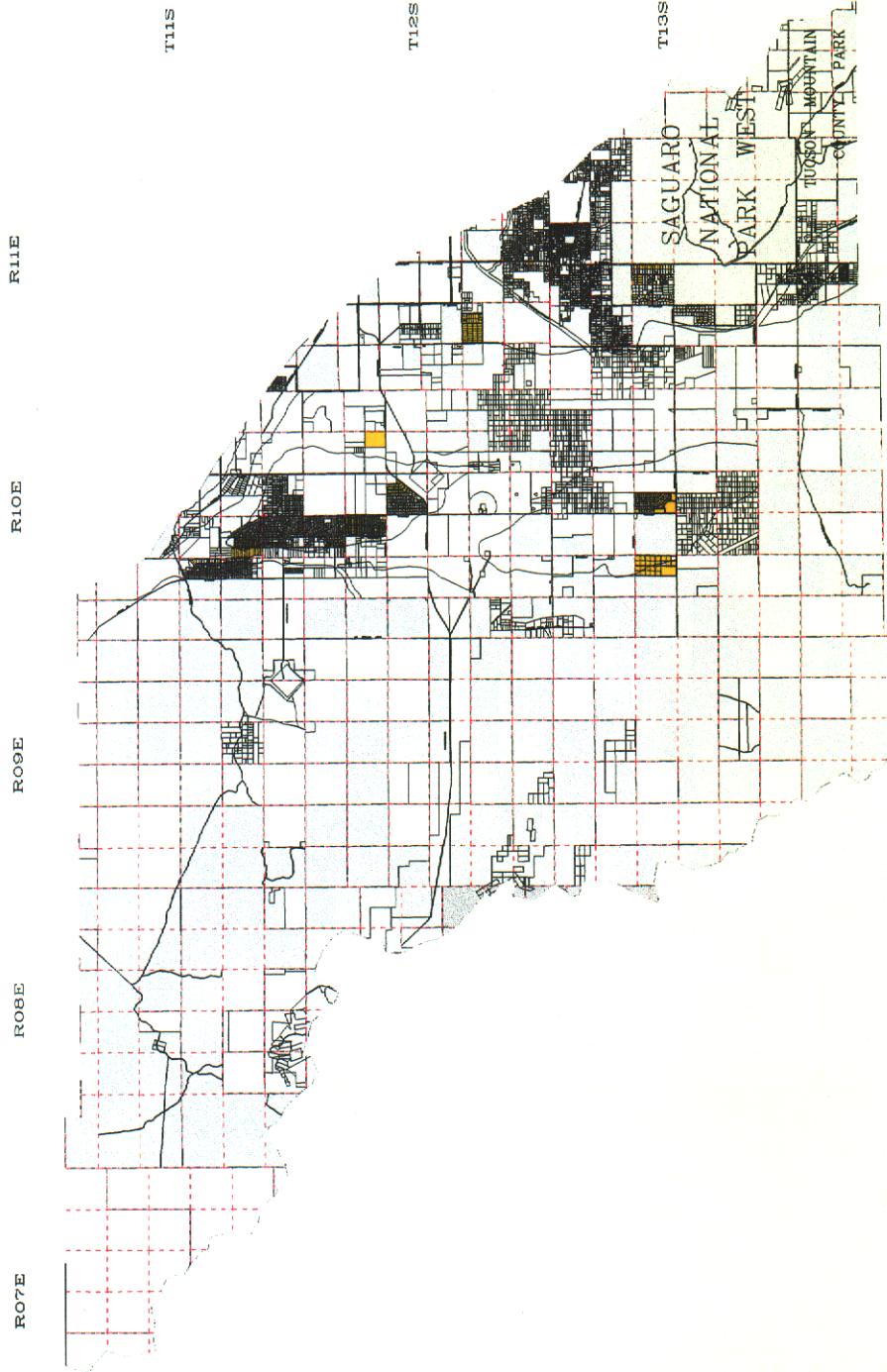
Basemap Features



This map is subject to error. Date of map is 22-MAR-2000. The map is not to be used for any purpose other than the purpose for which it was prepared. The Arizona Department of Agriculture and the Arizona Department of Transportation are not responsible for any errors or omissions on this map.



Arizona Department of Agriculture
1000 North Central Avenue
Phoenix, Arizona 85004
602-968-2000



15-MAR-2000

Legend

Legend

Planned Land Use

- [illegible]

Basemap Features

- ☐ Built or Committed Land
☐ Closes and Towns
☐ Rangeland or Grazing Land
☒ Public Preserve Boundary
☐ Public Preserves
☐ Tribal Lands
☐ Sections
- N=10: Vacant land shown by plain designation color

Note: Vacant land shown by plan designation color



This step is required in some cases. Data can be from
any source, including the *U.S. Census Bureau's*
Business Map. Steps of preparation and the
U.S. Census Bureau's Office.



Map Scale = 1:52560
1 inch = 4380 feet

1

WESTERN WATERSHEDS

EXISTING LAND USE--WESTERN PIMA COUNTY WATERSHEDS

LAND USE	JURISDICTION	ACRES
RURAL	PIMA COUNTY	654.70
0.2 TO 0.4 RAC	PIMA COUNTY	321.28
0.4 TO 0.75 RAC	PIMA COUNTY	182.73
0.75 TO 1.25 RAC	PIMA COUNTY	122.39
1.25 TO 3.0 RAC	PIMA COUNTY	168.81
3.0 TO 6.0 RAC	PIMA COUNTY	135.99
6.0 TO 10.0 RAC	PIMA COUNTY	128.16
10.0 TO 15.0 RAC	PIMA COUNTY	114.73
15.0 TO 25 RAC	PIMA COUNTY	10.50
AGRICULTURAL	PIMA COUNTY	8,743.56
COMMERCIAL	PIMA COUNTY	60.43
OFFICE	PIMA COUNTY	1.99
INSTITUTIONAL	PIMA COUNTY	60.89
INDUSTRIAL	PIMA COUNTY	3,416.63
LODGING	PIMA COUNTY	35.25
MILITARY	PIMA COUNTY	12,952.20
MISC GOVERNMENT	PIMA COUNTY	702.23
OTHER	PIMA COUNTY	33.80
PUBLIC PRESERVE	PIMA COUNTY	793,892.62
UTIL/TELECOMM	PIMA COUNTY	122.14
VACANT	PIMA COUNTY	38,836.22
VACANT-JUR	PIMA COUNTY	246,375.46
CHK	PIMA COUNTY	11,621.11
TOTAL LANDS	TOHONO	2,368,591.66

PERCENT OF AGRICULTURAL IN RANCHING AND GRAZING: 93 (8094 Acres)

**ZONING ON VACANT LAND--WESTERN WATERSHEDS
UNINCORPORATED PIMA COUNTY**

ZONING DISTRICT	ACRES
IR	15,529.34
RH	40,509.88
GR-1	129.03
CR-3	957.26
CR-4	451.95
CR-5	43.01
SH	401.90
CMH-2	62.18
TH	180.74
TR	39.15
CB-1	5.24
CB-2	102.40
CI-1	11.52
CI-2	3,499.34

**PLANNED LAND USE ON VACANT LAND--AJO AREA PLAN
UNINCORPORATED PIMA COUNTY**

PLANNED LAND USE	ACRES
SR	599.74
CR-1	297.10
CR-2	101.66
CR-3	45.09
CR-4	114.01
CR-5	51.95
CMH-1	9.40
TH	75.20
TR	108.67
CB-1	38.21
CB-2	80.15
CI-1	2.55
CI-2	130.76

**STATUS OF LAND--WESTERN WATERSHEDS
UNINCORPORATED PIMA COUNTY**

STATUS	ACRES
Built or Committed	265,619.85
3.0+ RAC Zoning: Approved Subdivision or DP	607.08
3.0+ RAC Zoning: Subdivision or DP in Process	3.18
3.0+ RAC Zoning	7,367.90
1-3 RAC Zoning	401.41
0.3-1.0 RAC Zoning: Approved Subdivision or DP	8.87
0.3-1.0 RAC Zoning	120.16
<0.3 RAC Zoning: Approved Subdivision or DP	2.26
<0.3 RAC Zoning	50,783.63
Public Preserve	742,575.90

EXISTING LAND USE

Ajo-Why Area

15-MAR-2000

Legend

Existing Land Use

VACANT	INDUSTRIAL
RURAL	INSTITUTIONAL
0.2 TO 0.4 RAC	MISC. GOVERNMENT
0.4 TO 0.75 RAC	TRANSPORT FACIL
0.75 TO 1.25 RAC	UTILITIES/TELECOMMUNICATIONS
1.25 RAC TO 3.0 RAC	PARK
3.0 TO 6.0 RAC	GOLF COURSE
6.0 TO 10.0 RAC	AGRICULTURE
10.0 TO 15.0 RAC	DEDICATED OPEN SPACE
15.0 TO 25.0 RAC	OTHER
GREATER THAN 25 RAC	MILITARY/ST. POLICE
LODGING	VACANT-STATE
RESORT	VACANT-JURISDICTION
OFFICE	PARTIALLY DEVELOPED
COMMERCIAL	NO DATA
ROADS/PVT STREETS	

Basemap Features

Public Preserves	Public Preserve Boundary
Tribal Lands	City and Town Limits
	Sections



This map is regional in nature. Data comes from many sources, including the Pima County Development Services Dept., Dept. of Transportation and the Pima County Assessor's Office.



PLAN COORDINATION:
Pima County Development Services Department
Planning Division - Comprehensive Plan Section
201 N. Main Ave.
Tucson, Arizona 85701
228 148 6800

15-MAR-2000

Zoning Districts

- ## Basemap Features

- Note: Vacant land shown by plan designation color**



This map is regional in nature. Data comes from many sources, including the Pima County Development Services Dept., Dept. of Transportation and the Pima County Assessor's Office.



PLAN COORDINATION:
Pima County Development Services Department
Planning Division - Comprehensive Plan Section
201 N. Stone Ave.
Tucson, Arizona 85701
520 740 4000

APPROVED AND PROPOSED SUBDIVISIONS ON VACANT LAND

Ajo-Why Area

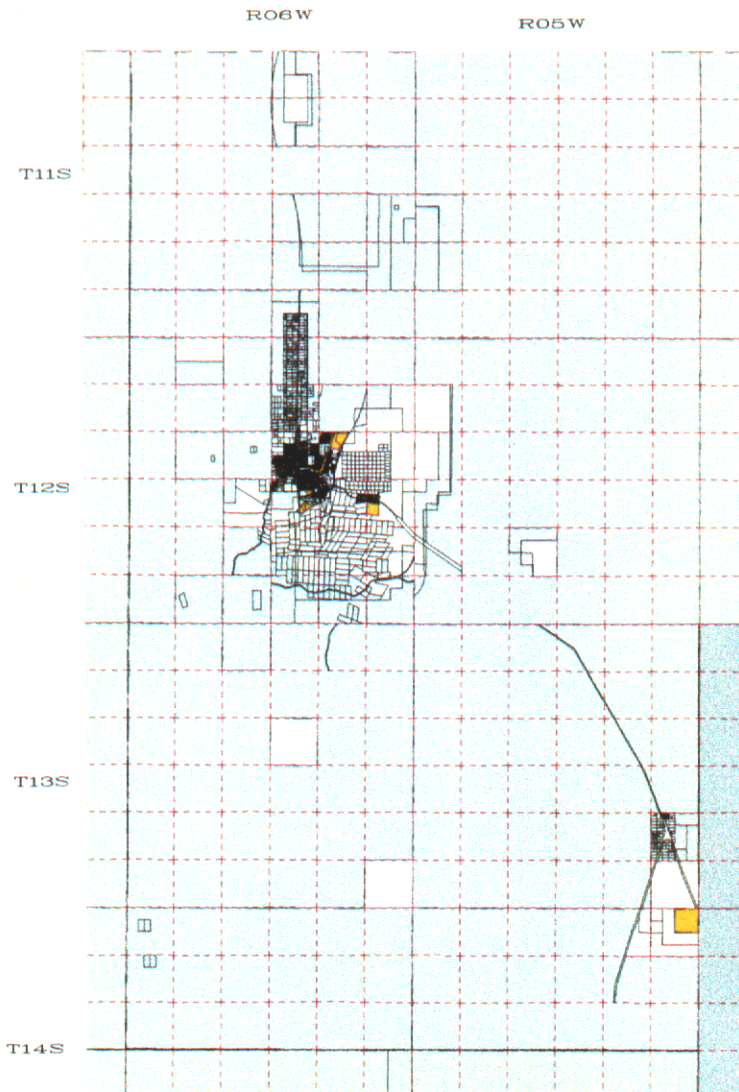
22-MAR-2000

Legend

- Approved Subdivisions or Development Plans
- Proposed Subdivisions or Development Plans

Basemap Features

- | | |
|--|---|
| Built or Committed Land | Public Preserve Boundary |
| City and Town Limits | Public Preserves |
| Sections | Tribal Lands |



This map is regional in nature. Data comes from many sources, including the Pima County Development Services Dept., Dept. of Transportation and the Pima County Assessor's Office.



PLAN COORDINATION:
Pima County Development Services Department
Planning Division - Comprehensive Plan Section
381 N. Stone Ave.
Tucson, Arizona 85724
228 748 6885

COMMITTED LANDS

Unincorporated Pima County

Ajo-Why Area

20-MAR-2000

Legend

Land Status

 Built or Committed Land

Categories of Vacant Land

-  Rural Zoning
-  Rural Zoning-Subdivision or Development Plan Applied For
-  Rural Zoning-Approved Subdivision or Development Plan
-  0.3-1.0 RAC Equivalent Zoning
-  0.3-1.0 RAC-Subdivision or Development Plan Applied For
-  0.3-1.0 RAC-Approved Subdivision or Development Plan
-  1.0-3.0 RAC Equivalent Zoning
-  1.0-3.0 RAC-Subdivision or Development Plan Applied For
-  1.0-3.0 RAC-Approved Subdivision or Development Plan
-  3.0+ RAC Equivalent Zoning
-  3.0+ RAC-Subdivision or Development Plan Applied For
-  3.0+ RAC-Approved Subdivision or Development Plan

Basemap Features

-  Cities and Towns
-  Tribal Lands
-  Sections
-  Public Preserve Boundary
-  Public Preserves
-  Ranching or Grazing Land



This map is regional in nature. Data comes from many sources, including the Pima County Development Services Dept, Dept. of Transportation and the Pima County Assessor's Office.



PLAN COORDINATION:
Pima County Development Services Department
Planning Division - Comprehensive Plans Section
201 N. Main Ave.
Tucson, Arizona 85701
520.744.6800

PLANNED LAND USE ON VACANT LAND

Unincorporated Pima County

Ajo Area Plan

16-MAR-2000

Legend

Planned Land Use

	SR Suburban Ranch		CB-1 Local Business
	CR-2 Single Residence		CB-2 General Business
	CR-3 Single Residence		CI-1 Light Industrial/Warehouse
	CR-4 Mixed Dwelling Type		CI-2 General Industrial
	CR-5 Multiple Residence		Proposed Sanitary Site
	TR Transitional		Proposed Park
	CMI-1 Mobile Home 1		Proposed Schools
	TH Trailer Home site		

Basemap Features

	Built or Committed Land		Public Preserve Boundary
	Ranching or Grazing Land		Public Preserves
	Sections		Tribal Lands

Note: Vacant land shown by plan designation color



This map is regional in nature. Data comes from many sources, including the Pima County Development Services Dept., Dept. of Transportation and the Pima County Assessor's Office.



PLAN COORDINATION
Pima County Development Services Department
Planning Division - Comprehensive Plan Section
201 N. First Ave.
Tucson, Arizona 85721
520 740 4886

Author: [illegible] [illegible] [illegible]

1647

ZONING PLANS

Lago Del Oro Zoning Plan

Catalina Foothills Zoning Plan

Agua Caliente-Sabino Creek Zoning Plan

Vail-Posta Quemada Zoning Plan

ZONING PLANS DESIGNATIONS ON VACANT LAND

LAGO DEL ORO ZONING PLAN

ZONE	ZONING PLAN ZONE	ACRES
CR-1	CR-1	28.67
GR-1	CR-1	89.29
GR-1	CR-2	223.88
GR-1	CR-3	3.02
GR-1	SH	459.02
GR-1	CMH-1	21.86
GR-1	CMH-2	25.21
GR-1	TH	5.08
GR-1	TR	31.01
GR-1	CB-1	9.24
GR-1	ELEM SCHOOL	10.29
GR-1	DISTRICT PARK	49.82
GR-1	CHILD STUDY CENTER	97.22
GR-1	HIGH SCHOOL	49.95
SH	SH	62.92
SP	SP	16.99
TR	TR	4.20
CB-1	CB-1	10.50
CB-2	CB-2	4.75

PARCELS WITH 'CHK' FOR LABEL

ZONE	ZONING PLAN ZONE	ACRES
GR-1	CR-2	8.73
GR-1	SH	17.50
GR-1	CMH-2	12.84
GR-1	TR	2.00
GR-1	ELEM SCHOOL	1.85

CATALINA FOOTHILLS ZONING PLAN

ZONE	ZONING PLAN ZONE	ACRES
SR	CR-1	595.99
SR	SR-2	700.36
SR-2	SR-2	33.40
CR-1	CR-1	4272.62
CR-2	CR-2	61.68
CR-3	CR-3	12.62
CR-4	CR-4	218.04
CR-5	CR-5	40.60
TR	TR	94.75
SP	SP	141.49
RVC	RVC	5.83
CB-1	CB-1	100.87
CB-2	CB-2	5.40

PARCELS WITH CHK FOR LABEL

EXISTING ZONING	ZONING PLAN ZONE	ACRES
SR	SR	129.44
SR	CR-1	68.49
CR-1	CR-1	123.01
CR-2	CR-2	1.09
CR-3	CR-3	3.28
CR-4	CR-4	38.79
TH	TH	4.19
TR	TR	7.02
IR	IR	358.54

CATALINA FOOTHILLS ZONING PLAN ON VACANT LAND 23-MAR-2000

LEGEND

Planned Zoning	
SR	SH
SR-2	TH
CR-1	TR
CR-2	NVC
CR-3	CB-1
CR-4	CB-2
CR-5	SP

Basemap Features

- Cities and Towns
- Public Preserves

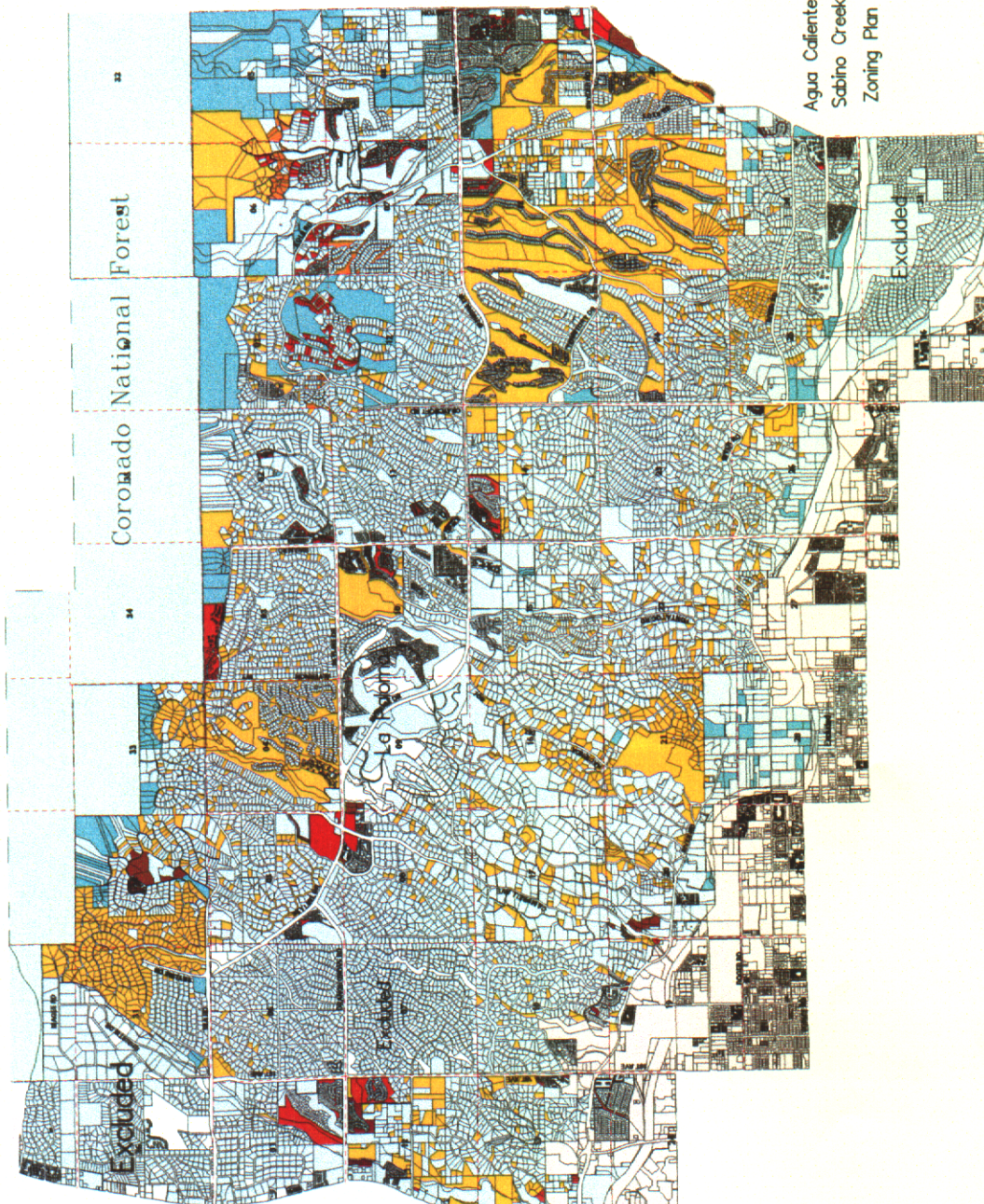
NOTE: Parcels conditionally zoned shown with conditional zoning.



This map is prepared by the City of San Diego Planning Department. It is based on the City of San Diego Planning Department's 1997-2000 Comprehensive Zoning Ordinance. The City of San Diego Planning Department is not responsible for the accuracy of the information shown on this map.



PLANNING DEPARTMENT
CITY OF SAN DIEGO
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Agua Caliente-
Sabino Creek
Zoning Plan

Excluded

Coronado National Forest

32

34

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1

AGUA CALIENTE-SABINO CREEK ZONING PLAN

EXISTING ZONING	ZONING PLAN ZONE	ACRES
SR	SR	2770.13
SR	SR-B	592.46
SR	CR-1	988.28
SR	CR-1-B	668.02
SR-2	SR-2	50.93
CR-1	CR-1	1129.12
CR-5	CR-5	7.83
TR	TR	2.88
RVC	RVC	8.96
CB-1	CB-1	18.85
SP	SP	141.81
IR	IR	51.56

PARCELS WITH CHK FOR LABEL

ZONE	ZONING PLAN ZONE	ACRES
SR	SR	256.10
SR	SR-B	285.60
SR	CR-1	35.80
SR	CR-1-B	317.55
CR-1	CR-1	138.96
TR	TR	9.77
CB-1	CB-1	6.64
IR	IR	380.92

AGUA CALIENTE-SABINO CREEK ZONING PLAN ON VACANT LAND 24-MAR-2000

LEGEND

Planned Zoning

SR
SR-2
CR-1
CR-5
TR
RVC
CB-1
CB-2
Specific Plan

Basemap Features

Cities and Towns
Public Preserves

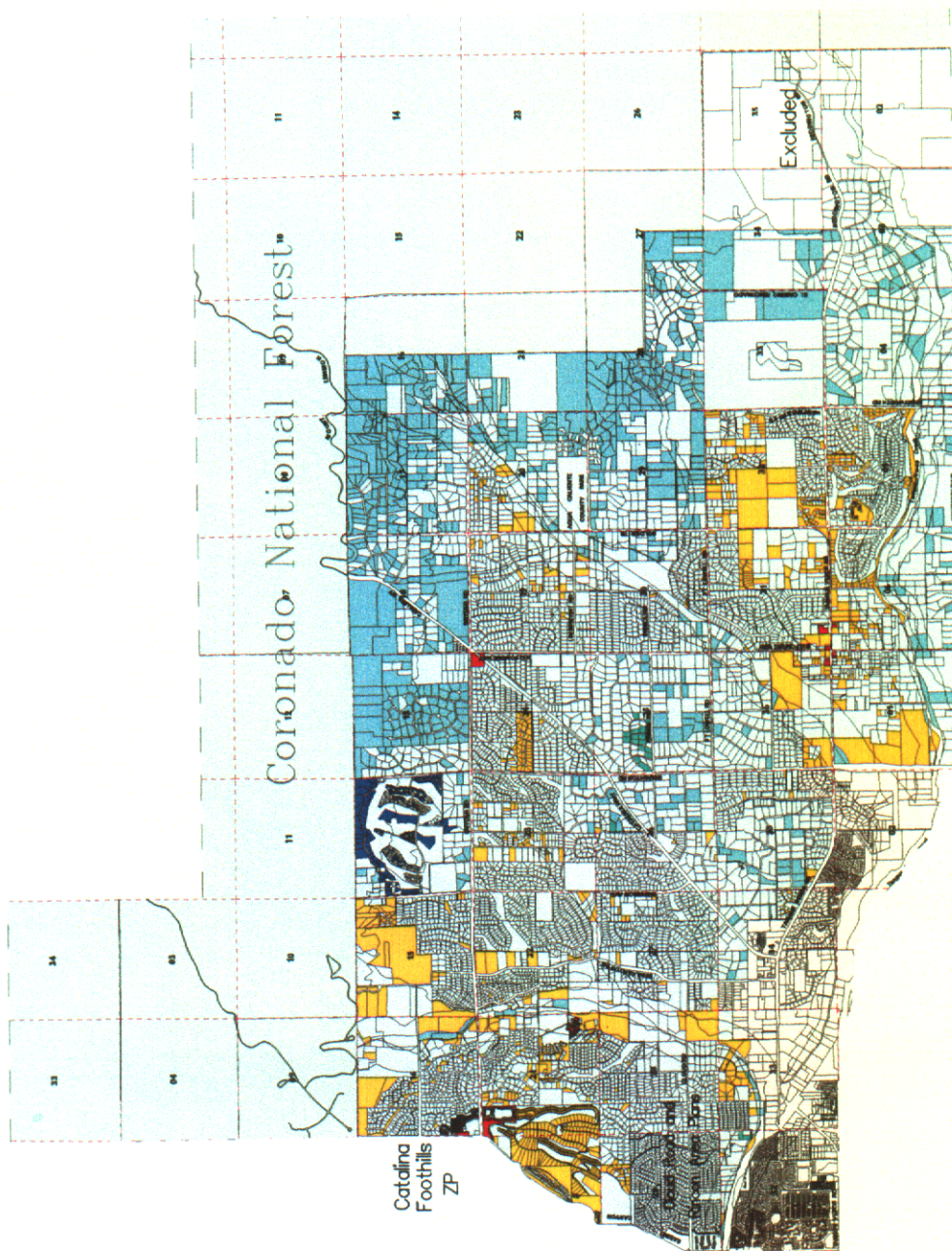
NOTE: Parcels conditionally zoned shown with conditional zoning.



This map is prepared by the City of Agua Caliente. It is not a legal document. It is for informational purposes only. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.



PLANNING DEPARTMENT
CITY OF AGUA CALIENTE
2000



VAIL-POSTA QUEMADA ZONING PLAN

ZONE	ZONING PLAN ZONE	ACRES
GR-1	CR-3	368.18
GR-1	CB-1	16.90
RH	SR	2537.81
RH	CR-3	6881.15
RH	CR-5	954.35
RH	TH	114.21
RH	CB-1	120.33
RH	CB-2	36.78
RH	CI-1	2650.83
RH	CI-2	75.22
RH	OPEN SPACE	349.79
RH	PARK	146.70
RH	CEMETERY	127.99
RH	ELEM SCHOOL	126.69
RH	JUNIOR HIGH SCHOOL	29.15
IR	IR	538.13

PARCELS WITH 'CHK' FOR LABEL

ZONE	ZONING PLAN ZONE	ACRES
GR-1	CR-3	10.79
RH	SR	218.48
RH	OPEN SPACE	1.48
RH	CI-1	84.59
RH	CI-2	7.77
IR	IR	33.05

22-MAR-2000

Planned Zoning

	CR-1	CR-2	Open Space	Park	Cemetery	Elementary School	Junior High School
IN	Green						
SR	Blue						
CR-3	Red						
CR-5	Red						
TH	Dark Red						
CR-1	Red						
CR-2	Dark Red						

Basemap Features

	Cities and Towns		Sections
	Public Preserves		Neighborhood Boundaries
	Public Preserve Boundary		Glenage Creek



This map is regional in nature. Data comes from many sources, including the Plains Century Development Services Dept., Dept. of Transportation and the Plains Century Attorney's Office.



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