

DRAFT

Resources of the Ajo/Why Subregion

Sonoran Desert Conservation and
Comprehensive Land Use Plan
2001

An abstract painting of a desert landscape. The background features a range of mountains in shades of blue and purple. In the foreground, several saguaro cacti are depicted with dark green and black brushstrokes. The ground is rendered with broad, expressive strokes in shades of yellow, orange, and brown, suggesting a sandy or rocky terrain.

Pima County, Arizona
Board of Supervisors
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Dan Eckstrom, District 2
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County Administrator
Chuck Huckelberry



MEMORANDUM

Date: October 29, 2001

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

From: C.H. Huckelberry
County Administrator

A handwritten signature in black ink, appearing to read "CHH", is written over the printed name "C.H. Huckelberry".

Re: Resources of the Ajo / Why Subregion

Background

This document provides an inventory of resources in Ajo and Western Pima County and land use planning proposals so that the Planning and Zoning Commission and Board of Supervisors have the opportunity to add Western Pima County to the Comprehensive Plan as part of the 2001 Plan Update. Although there is a zoning document (Co13-64-04) which applies to the Ajo and Why areas, the 1992 Comprehensive Plan did not provide mapped guidance for traditional land use planning in Western Pima County. This memorandum and the attached maps suggest planned land uses that could guide future land use decisions in Western Pima County.

Public Participation

A Public Participation Program was adopted by the Board of Supervisors on April 17, 2001. Under this Program, land use panels were established for seven subregions including Western Pima County. Four public meetings are taking place for individuals who became land panel members in Western Pima County. The first meeting was held on July 11, 2001. The second was held on August 15, 2001. A third meeting took place on October 17, 2001. The fourth meeting will occur on November 20, 2001. The draft Comprehensive Plan Update for Eastern Pima County was forwarded to the Board on October 17, 2001. Because additional public comment was needed to complete the draft proposal for Western Pima County and the meeting was scheduled for the 17th of October, the Western Pima County resource inventory and land use proposals are being forwarded at this time for discussion purposes.

Elements of the Comprehensive Plan

State law identifies these seven elements as components of the Comprehensive Plan: (1) Growth Area Element; (2) Land Use Element; (3) Circulation Element; (4) Water Resources Element; (5) Open Space Element; (6) Cost of Development Element; and (7) Environmental Planning Element. Each is discussed in relation to Ajo, Why and Lukeville in this document.

Growth Area Element

State law requires the County to identify "growth areas" as one of seven elements of the Comprehensive Plan. Three potential areas have been identified in Eastern Pima County based on criteria including: (1) utilizing multimodal transportation; (2) creation of mixed use, compact development; and (3) opportunities for infrastructure expansion. Staff is not recommending that any area of Western Pima County be designated as a Growth Area given the relatively small population of less than 4,000 people (Appendix, Map 1), and other constraints.

Land Use Element

Low Intensity Rural (LIR)

Much of the land in the planning area is owned by the Bureau of Land Management and it is preferred that it remain in this status, not subject to disposal. In the event land does convert to urban uses, staff does not recommend any use greater than the lowest intensity available. This is consistent with Rural Homestead zoning in Eastern Pima County. The area outside the three communities of Ajo, Why and Lukeville is zoned Institutional Reserve (federal land) and Rural Homestead.

Rural Activity Center (RUAC)

The Rural Activity Center designation allows commercial uses and residential development up to 10 residences per acre. Planning staff has suggested that this designation be applied to the core area of Why, which is currently zoned GR-1 Rural Residential with a large area of CB-2 General Business, and lesser areas of TR Transitional and TH Trailer Homesites. Planning staff also suggests that this designation be applied to all the privately owned areas of Lukeville. This small area provides visitor services and lodging immediately north of the United States-Mexico international border, and is zoned RH and CB-2. These areas are relatively compact, and non-residential uses are expected to remain clustered along the State Highways.

Medium Intensity Urban (MIU)

The Medium Intensity Urban (MIU) designation allows a mix of medium intensity uses including residential up to 10 residences per acre, and compatible non-residential uses allowed in the TR zone, including professional office.

Staff suggests that this designation apply to most of Ajo. Much of this area is zoned CR-3 Single Residence and CR-4 Mixed Dwelling Type, with TH extending north along Ajo-Gila Bend Highway. There are areas of other zoning, such as CMH-1 County Manufactured and Mobile Home-1, SH Suburban Homestead, and TR, plus small areas of CB-1 Local Business which remain as spot uses. There are also some non-residential uses permitted as Conditional Uses.

Medium High Intensity Urban (MHIU)

The Medium High Intensity Urban designation is similar to the Medium Intensity Urban (MIU) designation except that it allows density up to 24 residences per acre. This designation is proposed to apply to a small area south-west of the Plaza in Ajo, zoned for density higher than allowed in the MIU designation.

Neighborhood Activity Center (NAC)

The Neighborhood Activity Center designation allows commercial uses and residential up to 10 residences per acre. The intent is to provide for a small mixed use node serving a local area, but in some cases it may also include highway uses such as lodging.

Staff suggests that the Neighborhood Activity Center designation apply to two emerging commercial nodes on Ajo's north side, along the Ajo-Gila Bend Highway. Public comment favored new businesses locating in improving existing commercial area, so these boundaries for the most part, reflect existing zoning and use.

Community Activity Center (CAC)

The Community Activity Center designation allows commercial uses and residential uses up to 24 residences per acre, to serve as a medium intensity mixed-use center for a surrounding community. Staff proposes to apply this designation to the Plaza area of Ajo, surrounding higher intensity uses.

Multi-functional Corridor (MFC) -- The Multi-functional Corridor designation allows commercial, office, high-density residential, and other higher intensity uses along major roadways. A proposed Multi-functional Corridor designation is found running north in Ajo from approximately Solana Avenue, along Ajo-Gila Bend Highway for approximately 1.5 miles, to accommodate an existing mix of commercial and other uses in an area largely zoned commercial.

Resource Extraction (RE) -- The Resource Extraction designation identifies current mining districts. Staff applied this in the New Cornelia Mine complex, which includes the area zoned CI-2 plus a surrounding area zoned RH.

Urban Industrial (I) -- The Urban Industrial designation allows CI-1 Light Industrial/Warehousing, CI-2 General Industrial, and CPI Campus Park Industrial zoning, and CB-1 and CB-2 zone commercial uses. It does not encourage residential development. Staff proposes to designate the Ajo Community Airport area as Urban Industrial, which is consistent with other small airports in the County,

The maps on the following pages reflect these proposals and display them in the context of Western Pima County, and at a finer level of detail for Ajo, Why and Lukeville.

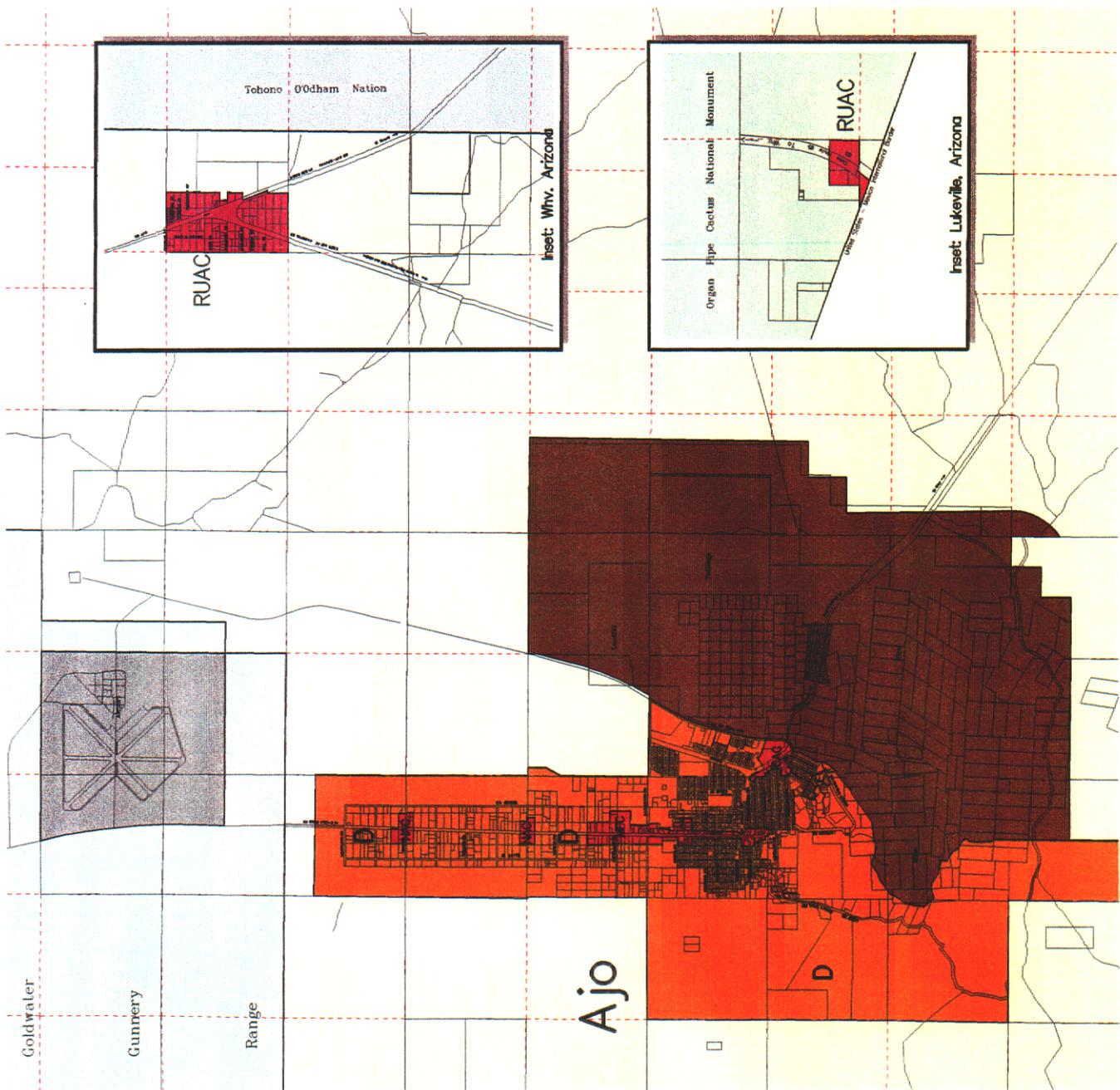
Pima County Comprehensive Land Use Plan

Draft Land Use Plan October 2001

Ajo, Why, and Lukeville Detail Western Pima County Subregion

Planned Land Use

- Activity Centers
 - REAC Regional Activity Center
 - CAC Community Activity Center
 - NAC Neighborhood Activity Center
 - MFC Multifunctional Corridor
- Medium/High Intensity Urban
 - U High Intensity Urban
 - H High Intensity Urban
- Low Intensity Urban
 - C3.0 Low Intensity Urban-3.0
 - C1.2 Low Intensity Urban-1.2
 - C0.6 Low Intensity Urban-0.6
 - C0.3 Low Intensity Urban-0.3
- Rural Forest Village
- Rural Activity Centers
 - RAAC Rural Activity Center
 - RXC Rural Crossroads
- Medium Intensity Rural
- Low Intensity Rural
- Resource Transition
- Resource Extraction
- Industrial
 - I Urban Industrial
 - HI Heavy Industrial
- Resource Conservation
- Public Preserves
- Tribal Nations
- Parcels
- Roads



Map Scale - 1:10000
1 inch = 1000 feet

Arizona Department of Transportation
Pima County Planning Department
Western Pima County Subregion
October 2001

Pima County Comprehensive Land Use Plan

Draft Land Use Plan October 2001

Western Pima County Subregion

- Planned Land Use**
- Activity Centers
 - REAC Regional Activity Center
 - CAC Community Activity Center
 - NAC Neighborhood Activity Center
 - MFC Multifunctional Corridor
 - Medium/High Intensity Urban
 - D Medium Intensity Urban
 - E High Intensity Urban
 - Low Intensity Urban
 - C-3.0 Low Intensity Urban-3.0
 - C-1.2 Low Intensity Urban-1.2
 - C-0.5 Low Intensity Urban-0.5
 - C-0.3 Low Intensity Urban-0.3
 - Rural Forest Village
 - Rural Activity Centers
 - RAAC Rural Activity Center
 - RXC Rural Crossroads
 - Medium Intensity Rural
 - Low Intensity Rural
 - Resource Transition
 - Resource Extraction
 - Industrial
 - I Urban Industrial
 - HI Heavy Industrial
 - Resource Conservation
 - Subregion Boundary
 - Public Preserves
 - Tribal Nations
 - Parcels
 - Roads

Map Scale - 1:100,000
 Printed on 29x43 inch
 1" = 1.58 Miles



Circulation Element

Under the state law that defines the elements of the Comprehensive Plan, the Circulation Element is to consist of "the general location and extent of existing and proposed freeways, arterial and collector streets, bicycle routes and any other modes of transportation as may be appropriate, all correlated with the land use plan," which is required to promote compact form development. Pima County maintains just over 2000 miles of roads in the unincorporated areas. For many years the community has turned down opportunities to fund transportation improvements. Total system needs for all jurisdictions in the region by 2025 now stands at \$10.7 billion, although only \$6.6 billion is projected to be available given existing funding sources. The unincorporated areas of the region have additional dilemmas created by the unfunded travel demand that results from wildcat subdividing, and the fact that the outlying areas are not well serviced by transit.

Ajo Roadways -- The primary roads serving this sub region are state routes: Ajo-Tucson Highway (SR 86) and Ajo-Gila Bend Highway (SR 85). In central Ajo, the Ajo-Tucson Highway becomes North Taladro Street, North Pizal Street, North Yermo Street, and West Solana Avenue. The Ajo-Gila Bend Highway becomes North Second Avenue before turning east and becoming West Solana Avenue. Other major streets in the community of Ajo include North Well No. 1 Road, which serves the Ajo Municipal Airport, and Rasmussen Road that is located approximately 1 mile north of downtown Ajo. Rocalla Avenue becomes Alley Road, which circles around the New Cornelia Mine to the south and west of town. Pima County maintains 50 miles of roads in the vicinity of Ajo and Why, of which 44 miles are paved. The majority of roads in this vicinity (246 miles) are not maintained by Pima County. These include private roads and unimproved public road easements. Maps 2, 3 and 4 in the Appendix reflect the road system and its relation to land that is high in natural resource value.

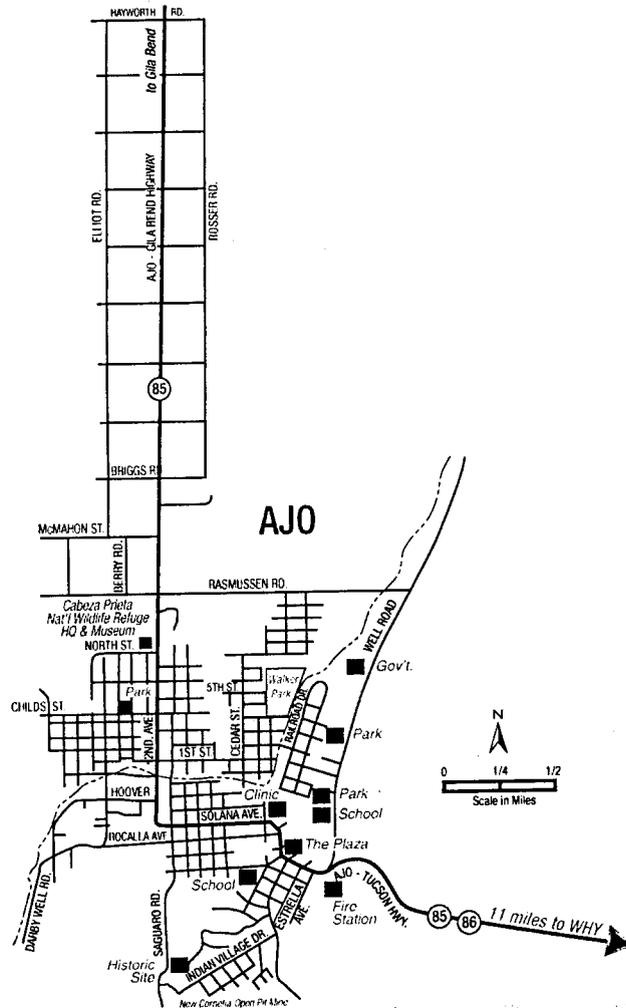
Airport -- The Ajo Municipal Airport is located approximately five miles north of downtown Ajo on North Well No. 1 Road.

Public Transit

1. Ajo-Tucson Service -- Pima County Rural Transit provides service to and from the communities of Ajo, Why and Tucson. The Ajo route traverses the Tohono O'odham Nation on State Route 86, continues to Robles Junction (Three Points) and on into Tucson to the Laos Transit Center. This service operates one round-trip per day on Monday, Wednesday and Friday. The bus leaves Ajo, Arizona at 6:15 am arriving Tucson 9:05 am, and departs Tucson at 3:20 pm, arriving in Ajo at 6:15 pm. One-way fare varies by destination. The maximum fare from Tucson to Ajo is \$7.50. This route stops in Robles Junction, Sells, Quijotoa, San Simon, Hickiwan Turnoff, Gunsight Turnoff, Why and Ajo.

2. Ajo-Phoenix Service -- Pima County Rural Transit provides public service between Ajo, Gila Bend and Phoenix, with stops in Buckeye and Avondale. This service operates three round-trips Monday-Friday and two round-trips on Saturday. One-way fare is \$7.00 from Ajo to Phoenix.

3. Ajo Dial-a-Ride Service -- The Ajo Dial-a-Ride van provides demand- responsive, "first come, first served" public transit in the community of Ajo. The service area, shown at right, extends six miles from the Ajo Plaza. This service operates five days a week, Monday through Friday, from 8:00 a.m. until 5 p.m. This service uses a 15-passenger handicapped-accessible van. The one-way fare for this service is \$0.75.



Open Space Element

State law requires planning for open space as part of the comprehensive plan. At the same time, it states in Section 11-824 (F) that "In applying an open space element or a growth area element of a comprehensive plan a county shall not designate private or state land as open space, recreation, conservation or agriculture unless the county receives the written consent of the landowner or provides an alternative, economically viable designation in the general plan or zoning ordinance, allowing at least one residential dwelling per acre. If the landowner is the prevailing party in any action brought to enforce this subsection, a court shall award fees and other expenses to the landowner." This provision limits the open space element of the comprehensive plan to a description of the existing resource base. Maps 5 and 6 in the Appendix reflect current parks in the Ajo urbanizing area.

Cost of Development Element

State law calls for a cost of growth element to require development to pay a fair share of public facility costs. Pima County funds facilities in a variety of methods with the wastewater system coming the closest to achieving an effective strategy of concurrency so that the service is available when development impacts occur.

State law also allows unregulated development to escape infrastructure standards. This causes land to be developed in a way that consumes available land, accommodates population and leverages a service demand, but does not contribute in kind to the property tax base. Unregulated development also has resulted in an infrastructure deficit of staggering proportions that the community will one day have to face to bring roads and other facilities up to standard for health and public safety purposes.

1. County-wide Distribution of Fiscal Resources -- Pima County's tax base is supported to a surprising extent by the improvements to the land, and not the land itself. Whereas the full cash value of Pima County in November of 2000 was \$35.3 billion, \$34.7 of this was found in Eastern Pima County; and \$34.2 billion (97 percent) was found in the urbanizing areas of Pima County, which cover only 1/12th of the County. A similar distribution is found when actual taxes paid are measured.

Ajo -- Maps 7 and 8 in the Appendix illustrate how the average full cash value, and taxes paid per acre in Ajo is highest in land that is distant from high natural resource land. Maps 9 through 14 illustrate the location of land that pays taxes from a low range (\$401 to \$800 per acre) to a higher range (more than \$2001 per acre). Similarly, the range of full cash value per acre is illustrated from a low (\$40,001) to high range (exceeding \$200,001 per acre in value).

2. Residential and Commercial Components of Built Environment -- When the actual built environment is studied, we find that it covers a relatively small area: 165,275 acres within Pima County's 5.8 million acre land mass, but contributes 79 percent of the total full cash value of Pima County. Commercial uses tend to contribute more than residential, with business centers having an average full cash value of \$586,489 per acre and mobile homes having a value of \$25,098. The highest value residential and commercial land uses are clustered in the urbanizing areas, while the lowest value residential and commercial uses are scattered to the outer edges of the county.

Western Pima County and Ajo -- In Western Pima County, business centers have an average full cash value of \$112,962, while mobile homes average \$8,047 per acre. In Ajo itself, the business center data is the same, but mobile homes average \$12,466 per acre.

3. Location of Residential Components of Built Environment -- Multi-family housing covers 9 percent of the built environment but contributes 18 percent to the full cash value of the built environment. On average this use has a full cash value of more than \$340,000 per acre. Single family housing covers 60 percent of the built environment but contributes 67 percent to the full cash value of the built environment. On average this use has a full cash value of more than \$185,000 per acre. Mobile home uses cover 24 percent of the built environment but contribute 4 percent to the full cash value of the built environment. On average this use has a full cash value of \$25,000 per acre. The mobile home map is essentially a fiscal resource sink map for Pima County.

Single Family Homes in Western Pima County and Ajo -- In Western Pima County there are 1,580 single family homes; the average full cash value is \$95,447 (Map 15). Approximately 1,543 of these homes are in Ajo; the average full cash value is \$106,981 per acre. (Map 16)

Multi Family Homes in Western Pima County and Ajo -- In Western Pima County there are 44 multi family homes; the average full cash value is \$4,764 (Map 17). Forty of these are in Ajo; the average full cash value is \$20,807 per acre. (Map 18)

Mobile Homes in Western Pima County and Ajo -- In Western Pima County there are 215 mobile homes; the average full cash value is \$8,047 (Map 19). One hundred sixty eight of these are in Ajo; the average full cash value is \$12,466 per acre. (Map 20)

4. Location of Commercial Components of Built Environment -- The state law that defines the elements of the comprehensive plan promotes mixed use development. Traditionally, neighborhood concern has been voiced against including commercial uses near or within areas with residential uses. The chart below demonstrates that commercial uses tend to carry a much greater full cash value per acre than residential uses. The chart also demonstrates that uses in Ajo carry a full cash value per acre that is far less than values found in the built environment across Pima County. Maps reflecting these uses and values are found in the appendix (Maps 21 through 34).

LAND USE TYPES	FULL CASH VALUE/ ACRE - PIMA	FULL CASH VALUE/ ACRE - AJO
Business centers	\$ 586,489 / acre	\$ 112,963
Malls and strip centers	\$ 508,573 / acre	\$ 322,223
Restaurants	\$ 393,106 / acre	\$ 101,147
Multi-family residences	\$ 341,868 / acre	\$ 20,807
Hotel, motel, resort	\$ 340,328 / acre	\$ 85,098
Grocery, retail, con	\$ 283,480 / acre	\$ 72,788
Single family residences	\$ 185,886 / acre	\$ 106,981
Warehouses / industrial	\$ 154,129 / acre	\$ 69,465
Mobile homes	\$ 25,098 / acre (\$12,820 / home)	\$ 12,466

5. Other Facilities and Services -- Maps 35 through 42 in the Appendix illustrate the location and extent of facilities such as Sheriff's facilities, hospitals, health facilities and fire stations, public libraries and swimming pools.

Water Resources Element

The state law that defines the Elements of the Comprehensive Plan calls for water resources planning that (1) addresses the currently available surface water, groundwater and effluent supplies, and (2) provides an analysis of how the future growth projected in the county plan will be adequately served by the legally and physically available water supply, or provides plans to obtain additional necessary water supplies.

The question about the carrying capacity of our water resource base has been answered by different groups, using different assumptions. No previous analysis has made room in the overall water budget for riparian protection or restoration. The water budget calculated in the Third Management Plan for the Tucson Active Management Area, assuming that water conservation goals are achieved by 2010, shows that with a population of 1,266,500 it would still be necessary to mine groundwater. The City of Tucson population projections predict that we will reach this population in the year 2022.

Ajo -- The Ajo region has even more difficult constraints. It has no surface water and only limited amounts of groundwater. Rainfall is much less in Ajo than in the Tucson area, so natural recharge potential is very small. It is very clear in this region that water use must not exceed supply as there are no alternative water sources. A major expansion of the town's population is unlikely for several reasons, of which a significant one is lack of available water.

Environmental Element

The state law that defines the Comprehensive Plan requires "analysis, policies and strategies to address anticipated effects, if any, of plan elements on air quality, water quality and natural resources associated with proposed development under the comprehensive plan." The Environmental Planning Element calls for analysis, planning and strategies to address anticipated effects of plan elements on natural resources associated with proposed development under the comprehensive plan. The policies and strategies to be developed under this element shall be designed to have countywide applicability." The Elements of the Sonoran Desert Conservation Plan reflect Pima County's analysis, planning and strategies for natural and cultural resource protection.

Regional Plan Polices for the Conservation Lands System should protect natural and cultural resources according to their value: (1) Mesoriparian areas and natural and cultural high value resources deserve the highest protection; (2) Biological core, priority conservation and recovery areas require the second highest level of protection; (3) Multiple use and landscape linkage areas establish a third tier of protection; (4) Urban buffer areas are a fourth tier of protection; and (5) Urbanizing areas constitute a fifth tier. Resource extraction areas should begin to have recovery and reclamation planning take place. Interim and long-term policies should be framed within the regional Conservation Lands System. Intensity policy guidance or zones might be established according to the level of protection needed to protect natural and cultural resources.

Ajo Area -- The latest draft of the conservation lands system indicates that land around Ajo is generally in the multiple use and landscape linkage tier.

Conclusion

On November 20, 2001 the final land panel meeting for the subregion will be held. Responses to survey questions by land panel members are found at Appendix 1. Comments about the draft land use plan proposals will be incorporated into a final map and recommendations for special area policies will be forwarded the Planning and Zoning Commission and the Board for consideration.

c: Chairman and Members, Pima County Planning and Zoning Commission

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Results from Surveys

1. What specific land uses or conditions would you like to see preserved or promoted in and around this subregion?

- ① Preserve impact of BLM lands surrounding Ajo & Why, promote new landfill, upgrade golf course to 18 holes and eco-tourism.(10-16-01) In addition to earlier suggestions, please add reserve large tracts of land for housing, business and support service development.
- ② Preserve open space, limit growth to already developed areas, promote hiking, biking and walking.
- ③ Promote non-polluting new business to area, promote hiking, limited and concentrated growth.
- ④ Develop hiking and biking opportunities carefully preserving the natural heritage of area.
- ⑤ Preserve open space, limit growth.
- ⑥ Preserve the Ajo airfield, approach and departure areas. It is a great asset.
- ⑦ Ajo Airport should not be in biological preserve.
- ⑧ Promote non-polluting new business, hiking, limit growth and encourage compact growth.
- ⑨
- ⑩

2. What special issues or problems in this subregion should be addressed by the land use panel?

- ① Diversity of interests, zero growth to RV Park and housing development, available water.
- ② Renovate old areas before developing new, desert beauty needs to be preserved.
- ③ Promote clean up of existing development, many vacant, unsafe structures along Hwy 85.
- ④ Area is gateway to surrounding monuments, could be an example of environmentally sound living enhancing the natural beauty of the area.
- ⑤ Job market.
- ⑥ Keep area around Ajo airport in it's natural state.
- ⑦ Private property rights should be protected.
- ⑧ Promote clean up of vacant, unsafe structures and existing development along Hwy 85.
- ⑨
- ⑩

3. What do you feel is the worst problem in this subregion?

- ① Lack of medical, job market, and local political representation.
- ② No one takes responsibility for improving the community, locals waiting for Phelps Dodge or Pima County to decide future.
- ③ Waiting for Phelps Dodge to take care of everyone.
- ④ The threat of growth.
- ⑤ No answer
- ⑥ Summers lack of people, need some kind of work year round.
- ⑦ Too much regulation.
- ⑧ No one will take responsibility for improving community, everyone waiting for someone else to do the job and decide the future.
- ⑨
- ⑩

4. What ideas would you recommend to enhance the current link between land use and transportation?

- ① Widen Hwy 85 to 4 lanes with all weather access. Create truck bypass.
- ② Wider sidewalks, more crosswalks in business areas, promote alternative fuel, beautification of Hwy 85 through Ajo and pedestrian areas.
- ③ Clean and repair area, add more crosswalks, alternative fuel vehicles, improve infrastructure.
- ④ Once trails are developed, signs, crosswalks, and tour guides should be developed to encourage safety and promote the history and beauty of the area. Truck traffic should be directed around the town, via Well Road, and sidewalks and bike lanes could encourage alternate means of transportation.
- ⑤ None
- ⑥ Some transport on Saturday and Sundays, on call only, okay.

- ⑦ More use and money spent on the Ajo airport.
- ⑧ Improve infrastructure, clean and repair area, add crosswalks, alternative fuel vehicles.
- ⑨
- ⑩

5. There should be a strong link between land use & transportation? (Strongly agree/Agree/No opinion/Disagree/Strongly Disagree)

- ① Agree
- ② Agree
- ③ Agree
- ④ Agree
- ⑤ Strongly disagree
- ⑥ Agree
- ⑦ Strongly agree
- ⑧ Strongly disagree
- ⑨
- ⑩

6. There should be more opportunities for multi-modal transportation & mixed use development.

- ① Agree
- ② Agree
- ③ Agree
- ④ Strongly agree on multi-modal transportation, strongly disagree on mixed use development.
- ⑤ Disagree
- ⑥ Agree
- ⑦ Strongly agree
- ⑧ Disagree
- ⑨
- ⑩

7. Development density in this subregion should be increased to accommodate future population.

- ① Disagree
- ② Agree
- ③ Agree
- ④ Strongly disagree, except in town proper.
- ⑤ Strongly disagree
- ⑥ Agree, in town only.
- ⑦ Strongly agree
- ⑧ Disagree
- ⑨
- ⑩

8. Development density in this subregion should be - 1 RAC/2 RAC/4 RAC/8 RAC/8 RAC or Higher.

- ① Not applicable
- ② 8 RAC
- ③ 8 RAC or higher.
- ④ 8 R/AC in town, 2 R/AC in 5 acre area, and less than 1 per acre in more rural areas.
- ⑤ 8 R/AC or higher
- ⑥ What is RAC?
- ⑦ 4 R/AC
- ⑧ 1 R/AC
- ⑨
- ⑩

9. What would you like to do during this planning process? How would you like to do things differently?

- ① Residents appraised of planning and two planners be located in Ajo area for three months.
- ② Set up meetings in an "open house" atmosphere, more meetings and be part of planning process
- ③ Be part of the process, stage meetings differently, make comments on planning.
- ④ Planners should be assigned to Western Pima County for a year to help develop a zoning plan, standards for buildings, and standards for signage that are appropriate for the area and to help develop a trail system to increase the economic viability of the area.
- ⑤ No
- ⑥ Save our airport and get some business year round. Town is the pits in the summer.
- ⑦ I want to be on the planning panel.
- ⑧ More meetings, part of planning process, open house atmosphere.
- ⑨
- ⑩

10. What other suggestions do you have?

- ① Survey sent to all residents in WPC planning area. Planner assigned to WPC. Publish survey information in local newspaper. Send representatives to WPCCC on Oct 4, 7pm.

(Added 10-16-01) Involve the Tohono O'Odham Nation in this planning. They affect both eastern and western Pima County. Water Use, Land fills, development, are all issues that should be discussed and planned in coordination with the Nation.

- ② Phelps Dodge should be part of the planning process because of large land holdings in area. The planning team needs to do what is best for conservation for future not for a few individuals.
- ③ Phelps Dodge needs to be part of the process, could turn mine in to educational/tourist facility to enhance community.
- ④ Extend deadline, use U of A "Ajo Vision Plan" as basis for subregion plan. Institute standards and motivations for increased use of alternative fuels, modes of transportation, and building methods. Restrict building to already developed area. Allow no changes in zoning to increase population in undeveloped areas.
- ⑤ None
- ⑥ Need more jobs in town area only.
- ⑦ No answer
- ⑧ Send planning representative to October 4 WPCCC meeting. Survey sent to all residents in WPC. Results published in local newspaper.
- ⑨
- ⑩

Follow-up Questions and/or Comments?

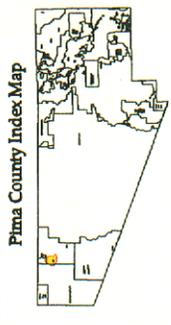
None

-
- ① Gerald J Walters (input 7-28-01)
 - ② Larry Glickman (input 8-02-01)
 - ③ Sarah Haas (Input 8-2-01)
 - ④ Kate Garmise (Input 8-29-01)
 - ⑤ Lea G Cesarec (09-07-01)
 - ⑥ D P Taylor (09-26-01)
 - ⑦ Eric Marcus (09-26-01)
 - ⑧ Anonymous
 - ⑨
 - ⑩
-

**Pima County Comprehensive
Land Use Plan
Ajo Urbanizing Area
Swimming Pools**

-  Swimming Pools
-  Major Streets
-  Major Washes
-  Administrative Boundaries
-  Urbanizing Area Extents

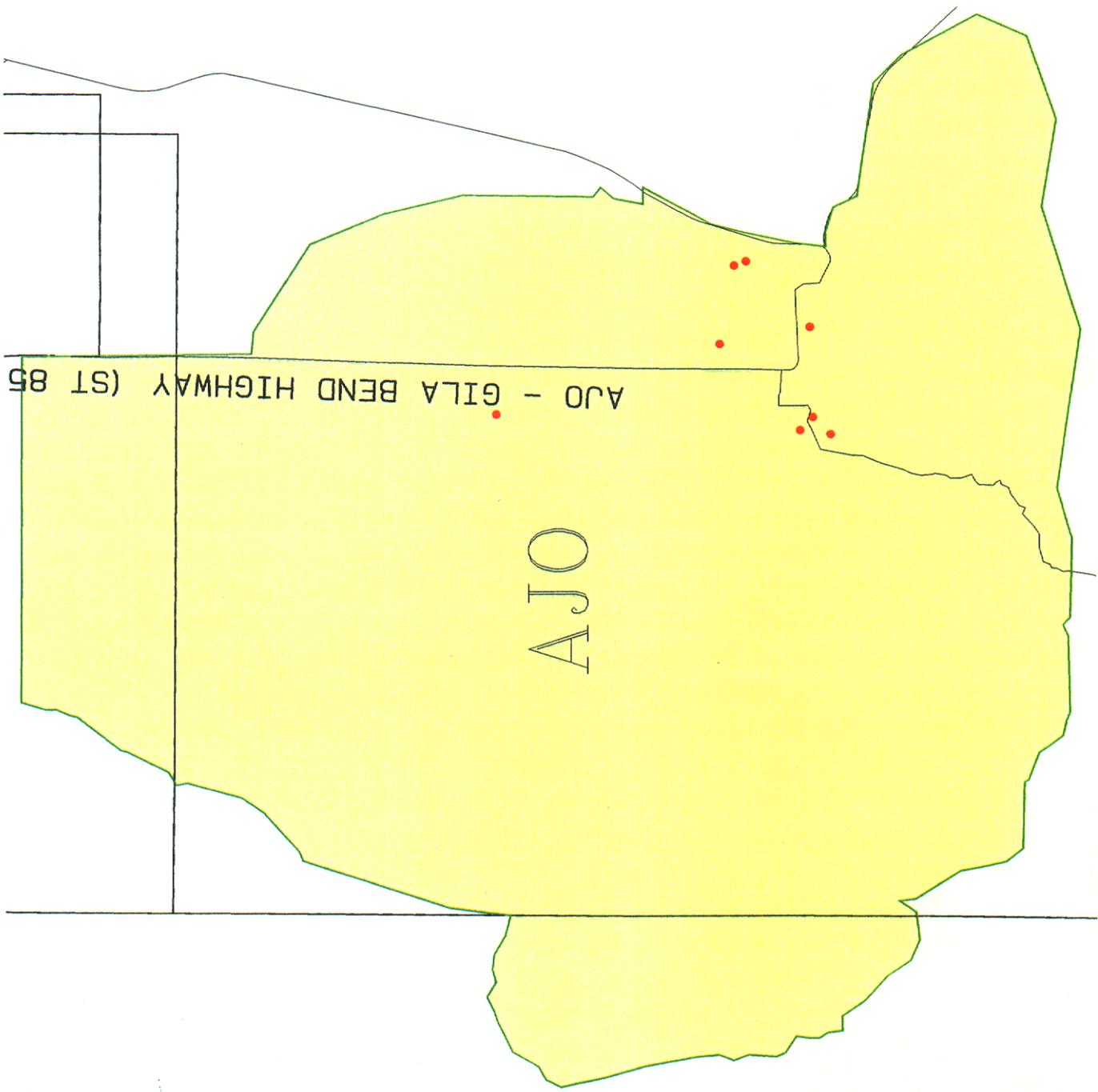
Statistics:
Count 8



Scale 1:15,000



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Pima County Comprehensive

Land Use Plan

Ajo/Why Subregion

Swimming Pools

- Swimming Pools
- Major Streets
- Major Washes
- Administrative Boundaries
- Subregion Extents

Statistics:
Count 8

Pima County Index Map

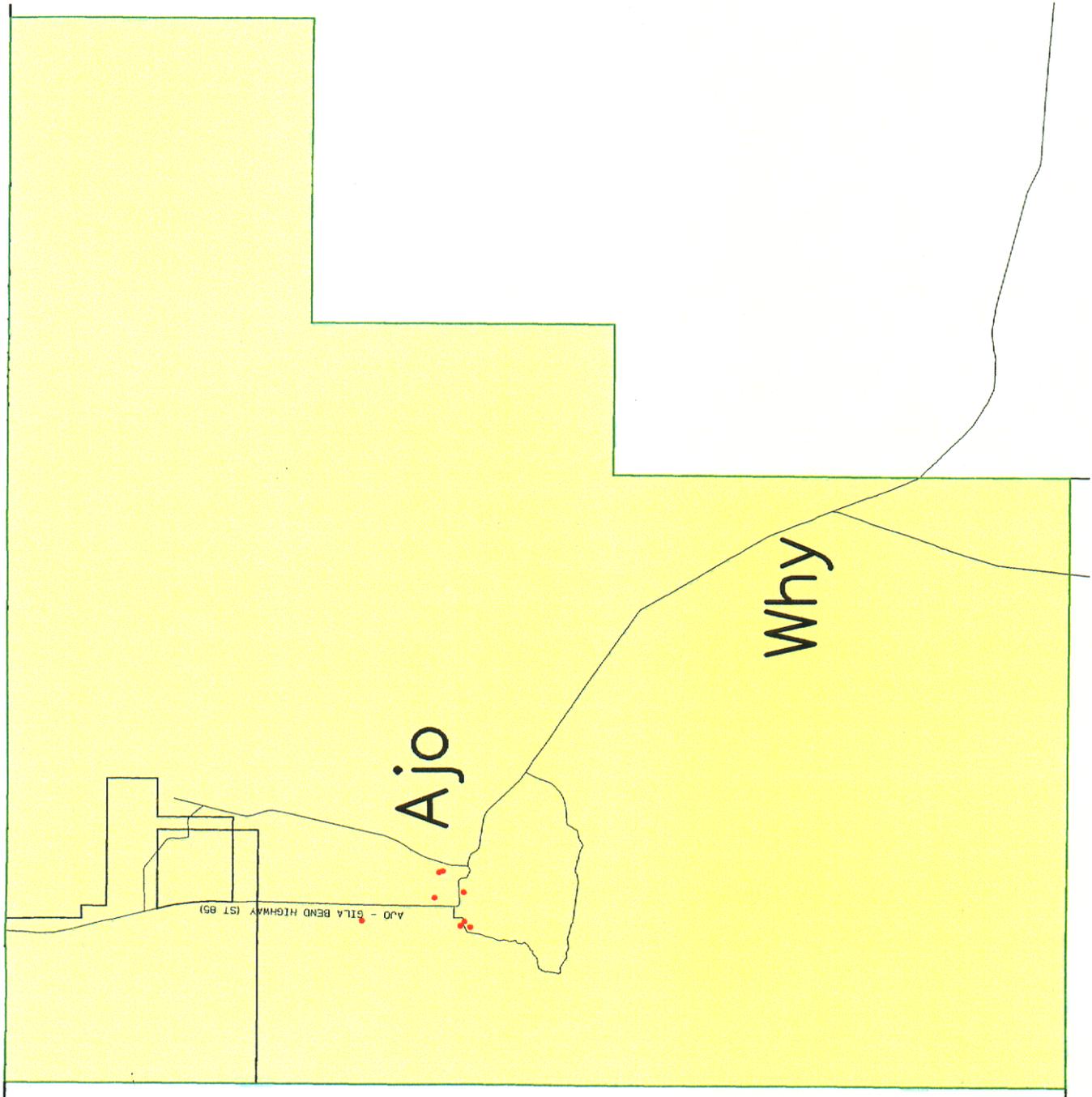


Index Map Scale 1:1,000,000

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Scale 1:42,000



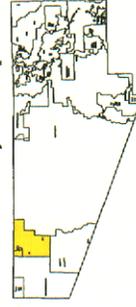
**Pima County Comprehensive
Land Use Plan
Ajo/Why Subregion**

**Population Estimates
Based On Census Block Data
From U.S. Census Bureau
April, 2001**

-  Census Blocks
-  Major Streets
-  Major Washes
-  Administrative Boundaries
-  Subregion Extents

**Statistics:
Population Estimate: 3,846**

Pima County Index Map

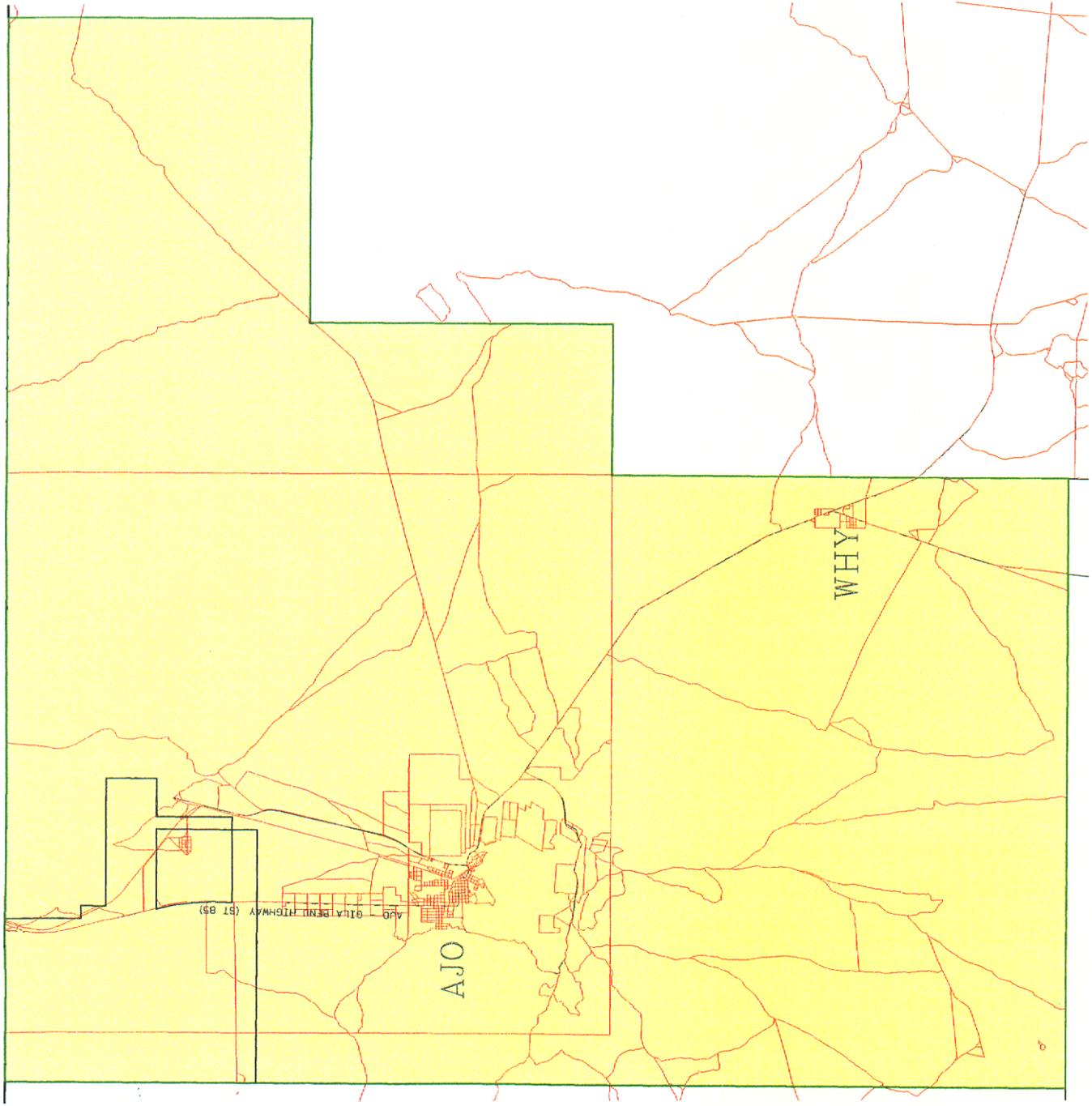


Index Map Scale: 1:100,000

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Scale 1: 42, 000



Pima County Comprehensive Land Use Plan

Ajo/Why Subregion

Biological Reserves

-  **ROADS NOT MAINTAINED BY PIMA COUNTY**
Existing Reserves 10.1 Miles
Preliminary Biological Reserves 219.2 Miles
Other 17.0 Miles
-  **ROADS MAINTAINED AS PAVED**
Existing Reserves 1.5 Miles
Preliminary Biological Reserves 5.9 Miles
Other 37.5 Miles
-  **ROADS MAINTAINED AS DIRT**
Existing Reserves 0.0 Miles
Preliminary Biological Reserves 4.8 Miles
Other 2.0 Miles
-  **Administrative Boundaries**
-  **Subregion Extents**
-  **Preliminary Biological Reserves**
-  **Existing Reserves**
-  **Inholdings - Private or Other Ownership**

Pima County Index Map

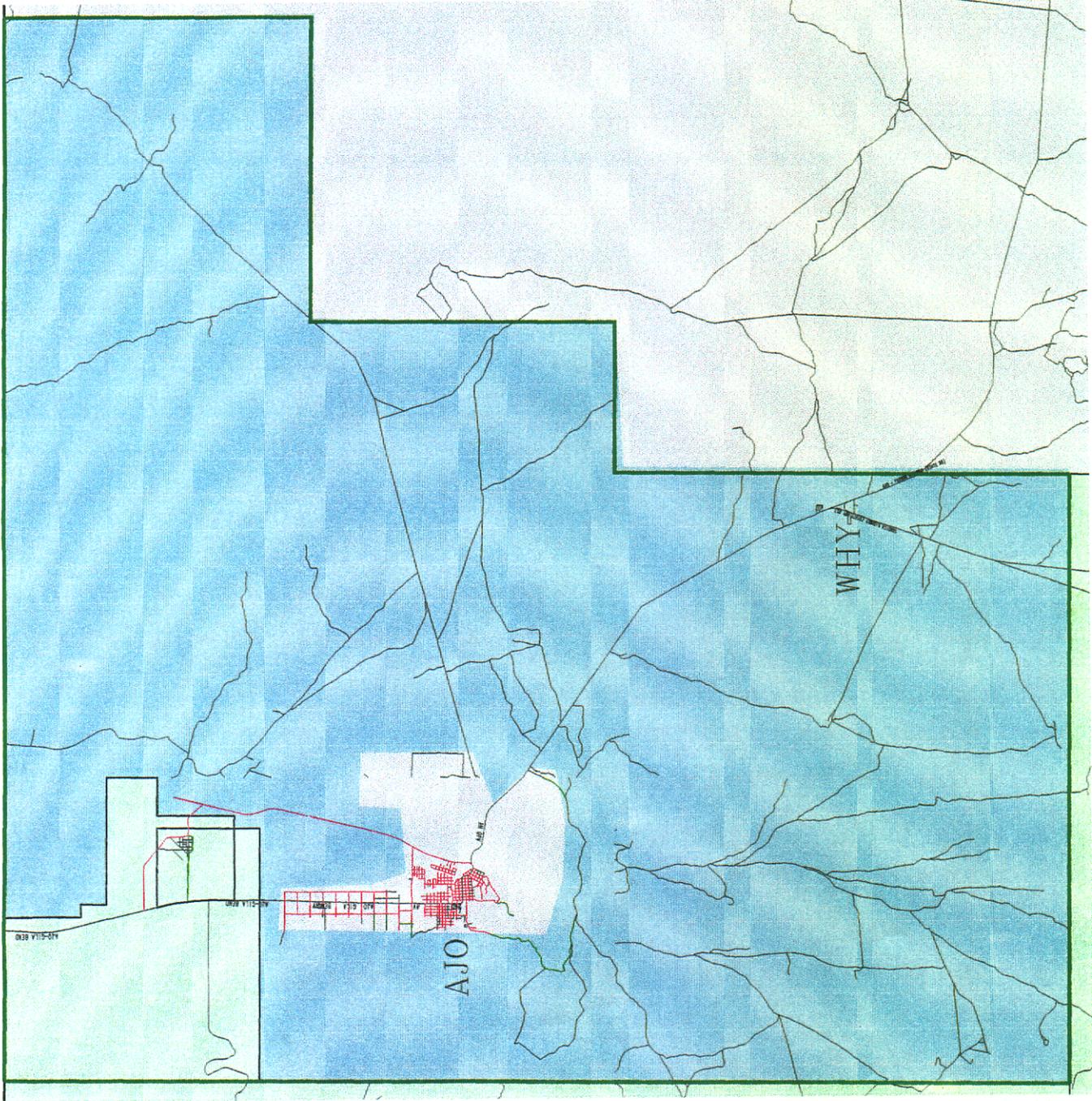


Index Map Scale 1:100,000



Scale 1: 42,000

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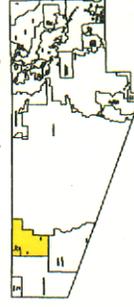
**Pima County Comprehensive
Land Use Plan
Ajo/Why Subregion**

Road System

-  Minor Roads
-  Major Streets
-  Major Washes
-  Administrative Boundaries
-  Subregion Extents

Statistics:
 Not maintained by Pima
 County 248
 Maintained by Pima County
 Paved 44
 Dirt 6

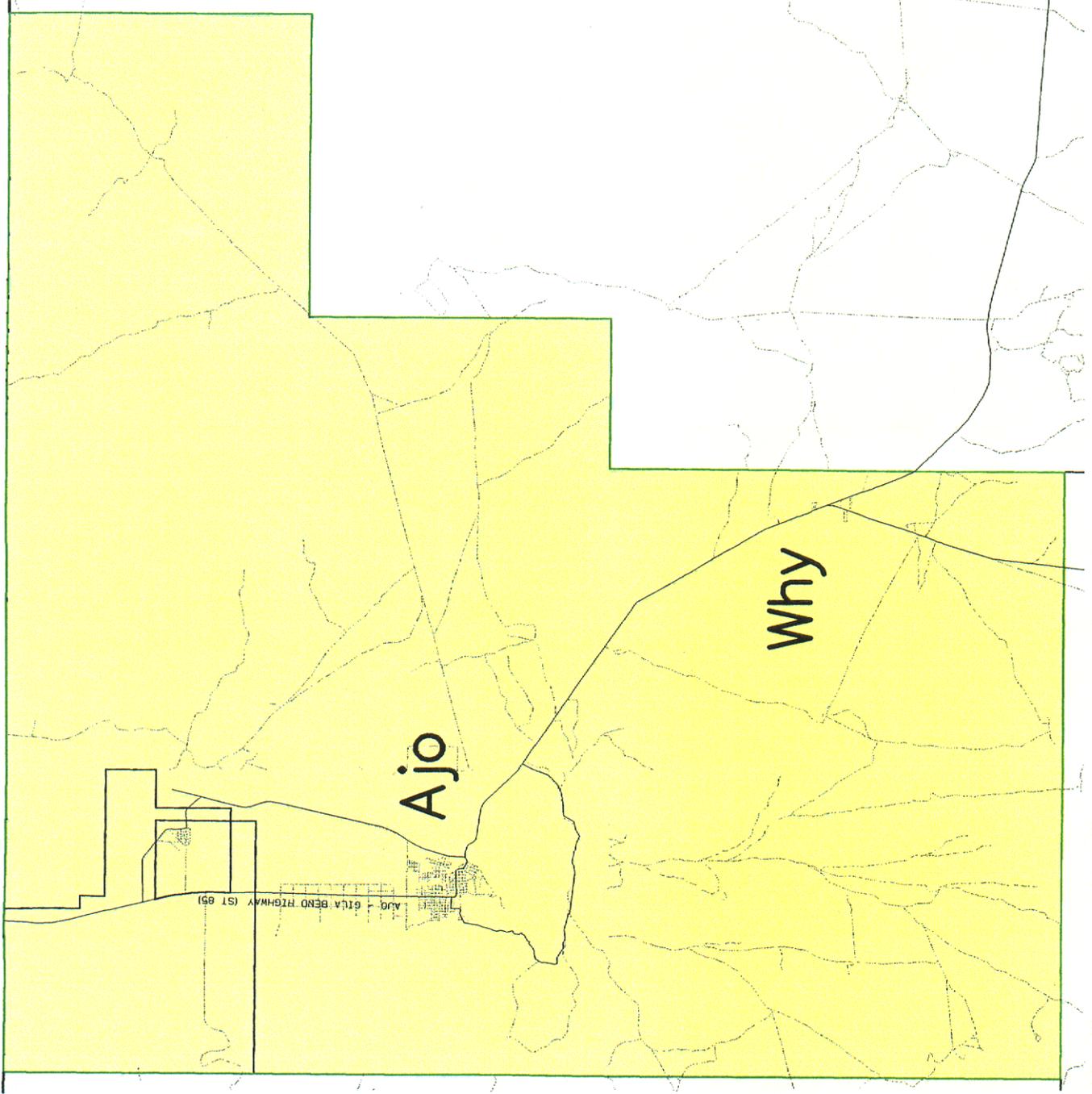
Pima County Index Map



Index Map Scale 1:1,000,000

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Scale 1:42,000



**Pima County Comprehensive
Land Use Plan
Ajo Urbanizing Area**

Road System

-  Major Streets
-  Major Washes
-  Administrative Boundaries
-  Minor Roads
-  Urbanizing Area Extents

Statistics:

Not maintained by Pima
County 16
Maintained by Pima County
Paved 37
Dirt 3

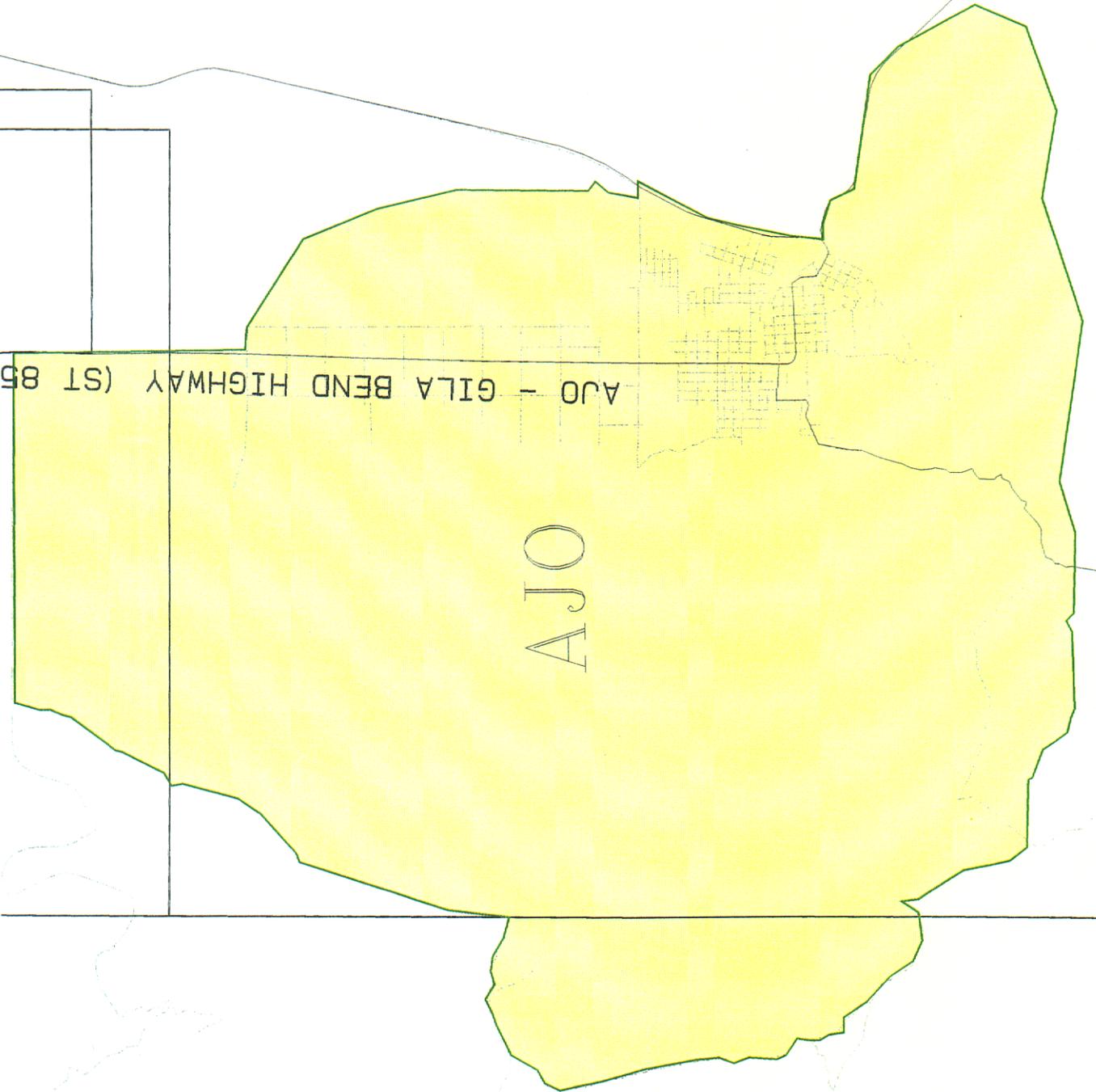
Pima County Index Map



Index Map Grid 11,000000

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Scale: 1:15,500



**Pima County Comprehensive
Land Use Plan**

Ajo/Why Subregion

Parks & Golf Courses

-  Parks
-  Golf Courses
-  Major Streets
-  Major Washes
-  Administrative Boundaries
-  Subregion Extents

Statistics:

Parks:	
Count	4
Acres	1,232
Golf Courses:	
Count	0
Acres	0

Pima County Index Map

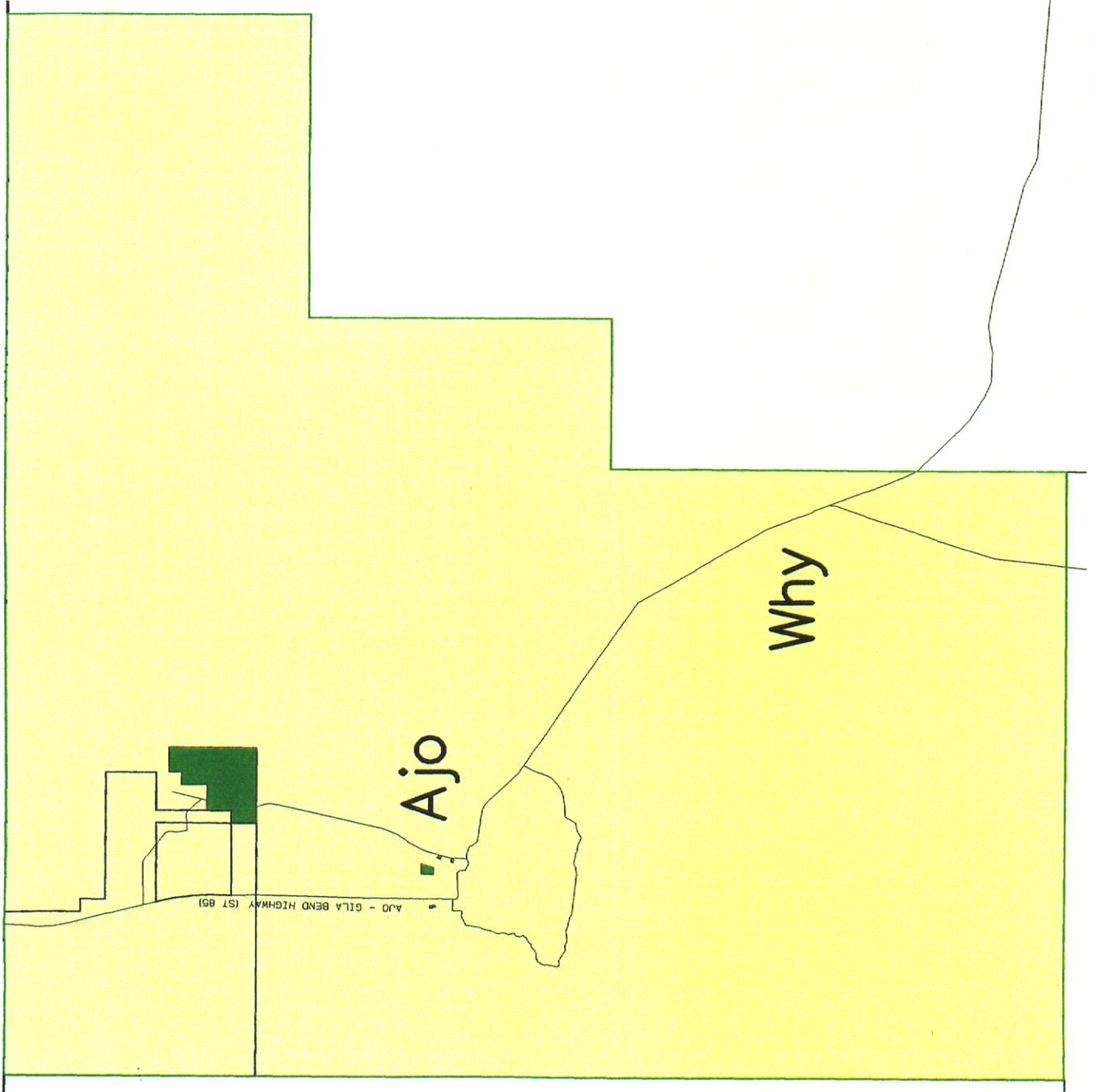


Index Map Scale 1:1,000,000

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Scale 1:42,000



Pima County Comprehensive

Land Use Plan

Ajo Urbanizing Area

Parks And Golf Courses

-  Major Streets
-  Major Washes
-  Administrative Boundaries
-  Parks
-  Golf Courses
-  Urbanizing Area Extents

Statistics:

Parks:	
Count.....	3
Acres.....	33
Golf Courses:	
Count.....	0
Acres.....	0

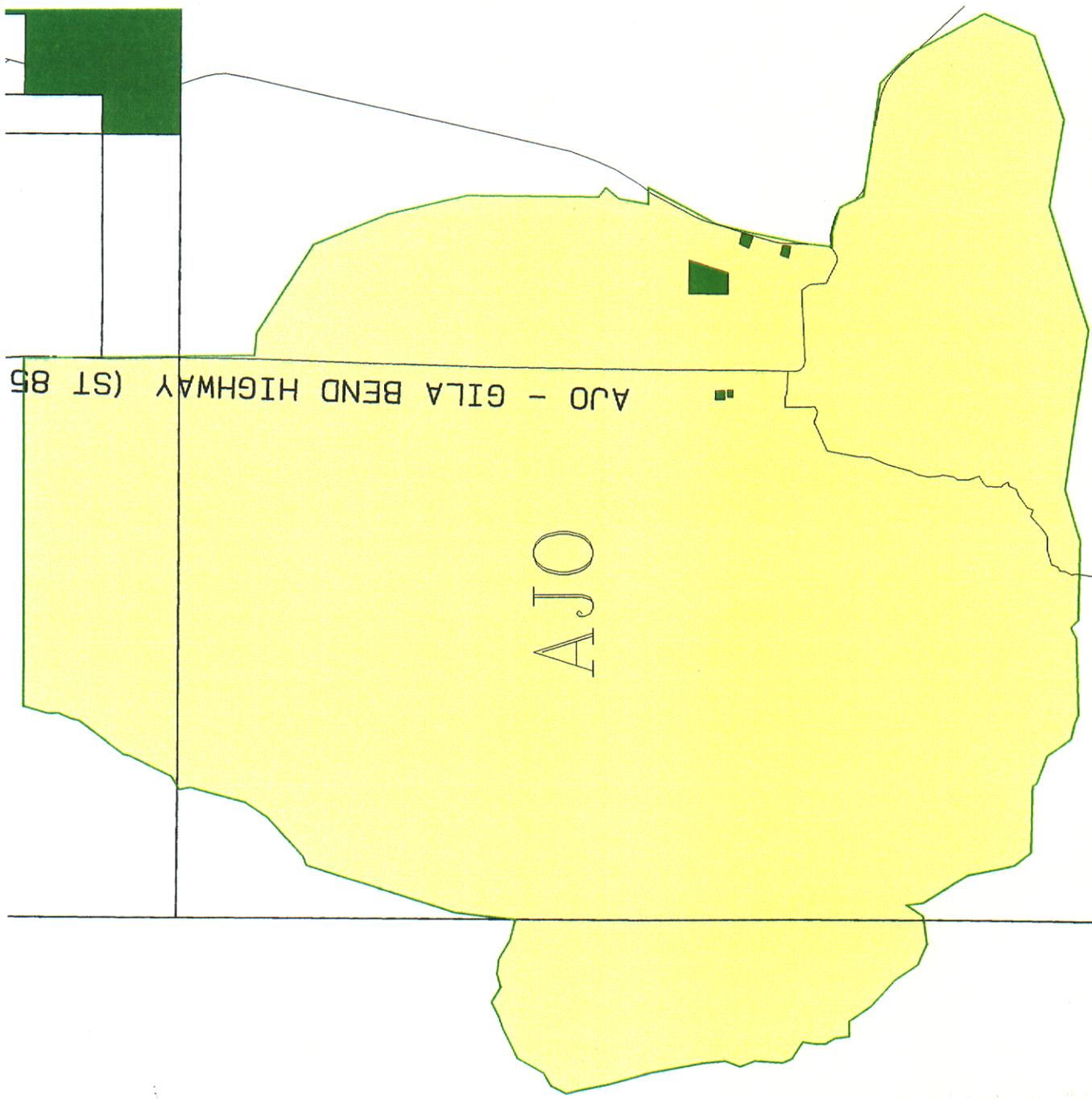
Pima County Index Map



Scale: 1" = 10,000'

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Scale 1" = 10,000'



**Pima County Comprehensive
Land Use Plan
Ajo/Why Subregion**

**Full Cash Value Per Acre and
Draft Biologically-Preferred
Reserve System**

-  Subregion Extents
-  Administrative Boundaries
-  No Assessor's Data
-  \$0-\$40,000
-  \$40,001-\$80,000
-  \$80,001-\$120,000
-  \$120,001-\$160,000
-  \$160,001-\$200,000
-  \$200,000+

-  Draft Biologically-Preferred Reserve System
-  Multiple Use / Urban Buffer
-  Biological Core Areas

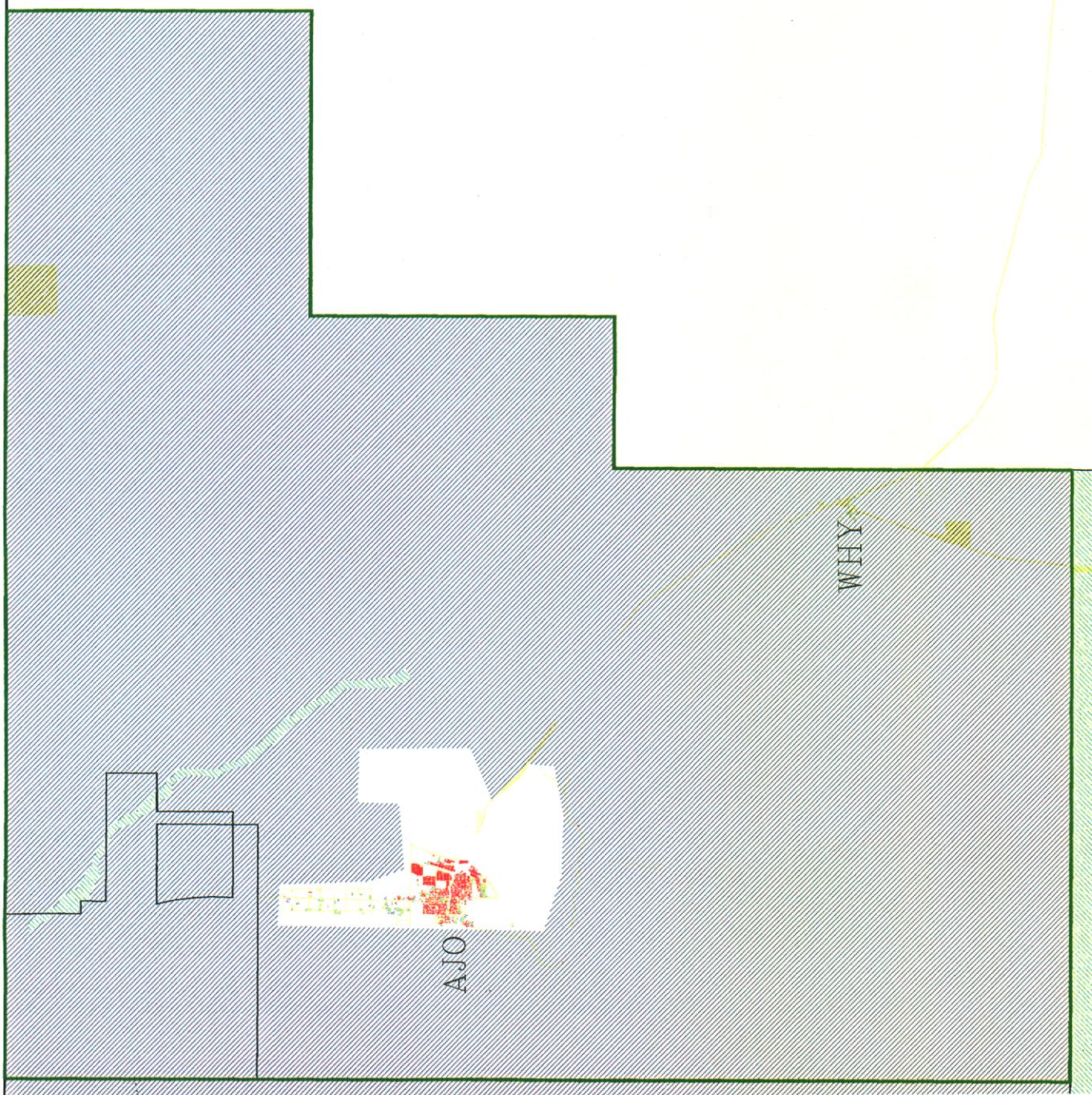


Index Map Date: 11/20/2000



Scale 1: 42, 000

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**Pima County Comprehensive
Land Use Plan
Ajo/Why Subregion**

**Taxes Paid Per Acre and
Draft Biologically-Preferred
Reserve System**

-  Subregion Extents
 -  Administrative Boundaries
 -  No Assessor's Data
 -  \$0-\$400
 -  \$401-\$800
 -  \$801-\$1200
 -  \$1201-\$1600
 -  \$1601-\$2000
 -  \$2000+
- Draft Biologically-Preferred Reserve System**
-  Multiple Use / Urban Buffer
 -  Biological Core Areas

Pima County Index Map

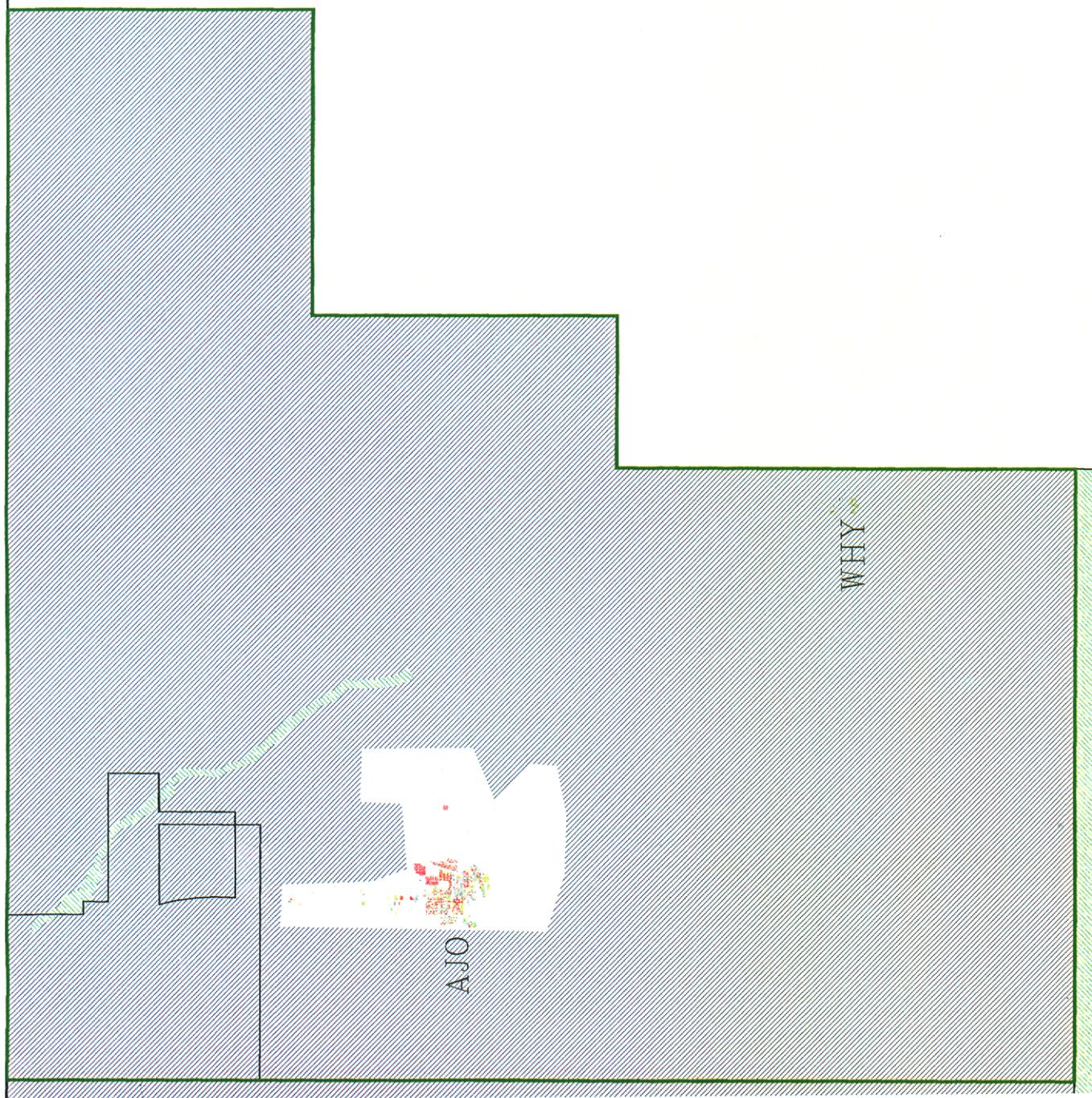


Index Map Scale 1:50,000

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Scale 1: 42, 000

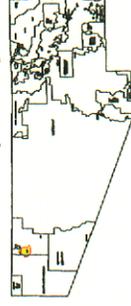


**Pima County Comprehensive
Land Use Plan
Ajo Urbanizing Area**

**Taxes Paid Per Acre
\$401-\$800**

-  Major Streets
-  Major Washes
-  Administrative Boundaries
-  \$401-\$500
-  \$501-\$600
-  \$601-\$700
-  \$701-\$800
-  Urbanizing Area Extents

Pima County Index Map

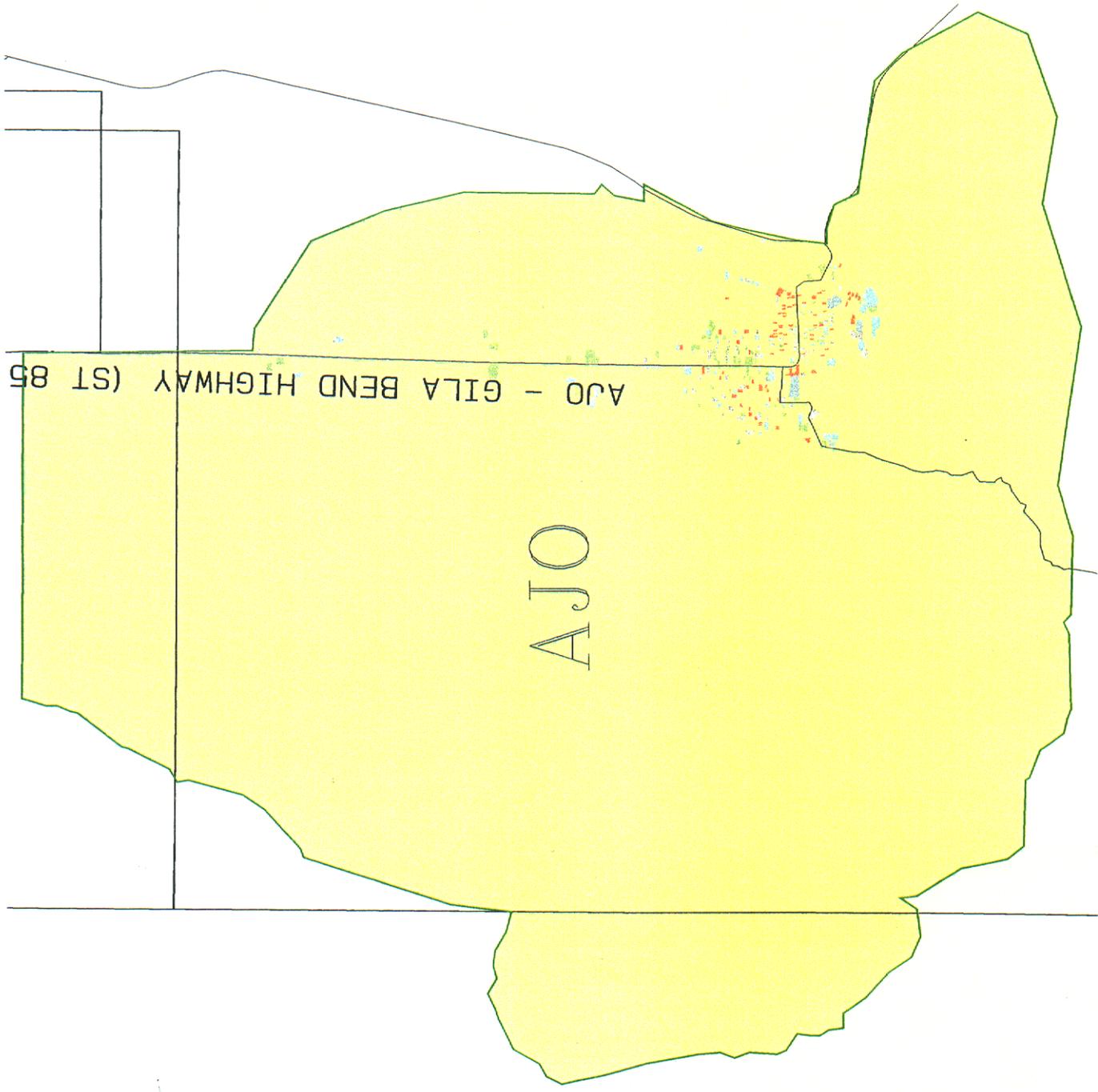


Index Map Scale: 1:150,000



Scale: 1:15,500

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**Pima County Comprehensive
Land Use Plan
Ajo Urbanizing Area**

**Taxes Paid Per Acre
\$1201-\$1600**

-  Major Streets
-  Major Washes
-  Administrative Boundaries
-  \$1201-\$1300
-  \$1301-\$1400
-  \$1401-\$1500
-  \$1501-\$1600
-  Urbanizing Area Extents

Pima County Index Map

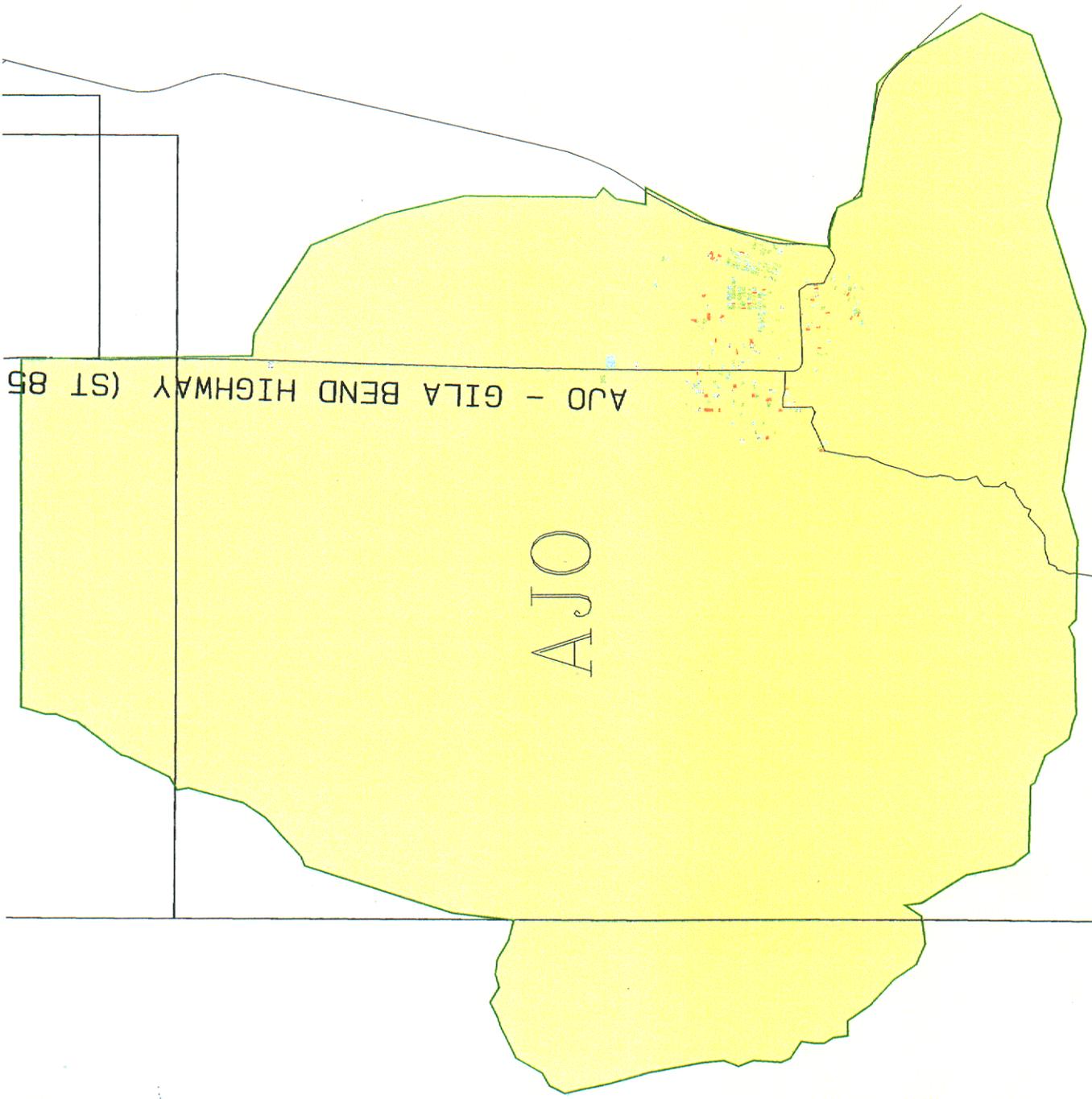


Scale Map Scale 1:1,000,000

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Scale 1: 13, 800



**Pima County Comprehensive
Land Use Plan
Ajo Urbanizing Area**

**Taxes Paid Per Acre
\$2001 +**

-  Major Streets
-  Major Washes
-  Administrative Boundaries
-  \$2001-\$2200
-  \$2201-\$2400
-  \$2401-\$2600
-  \$2601-\$2800
-  \$2800 +
-  Urbanizing Area Extents

Pima County Index Map



Index Map Issue 11/20/2000



Scale 1:13,500

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AJO - GILA BEND HIGHWAY (ST 85)

AJO

**Pima County Comprehensive
Land Use Plan**

Ajo Urbanizing Area

**Full Cash Value
Per Acre
\$40,001 - \$80,000**

-  Major Streets
-  Major Washes
-  Administrative Boundaries
-  \$40,001-\$50,000
-  \$50,001-\$60,000
-  \$60,001-\$70,000
-  \$70,001-\$80,000
-  Urbanizing Area Extents

Pima County Index Map

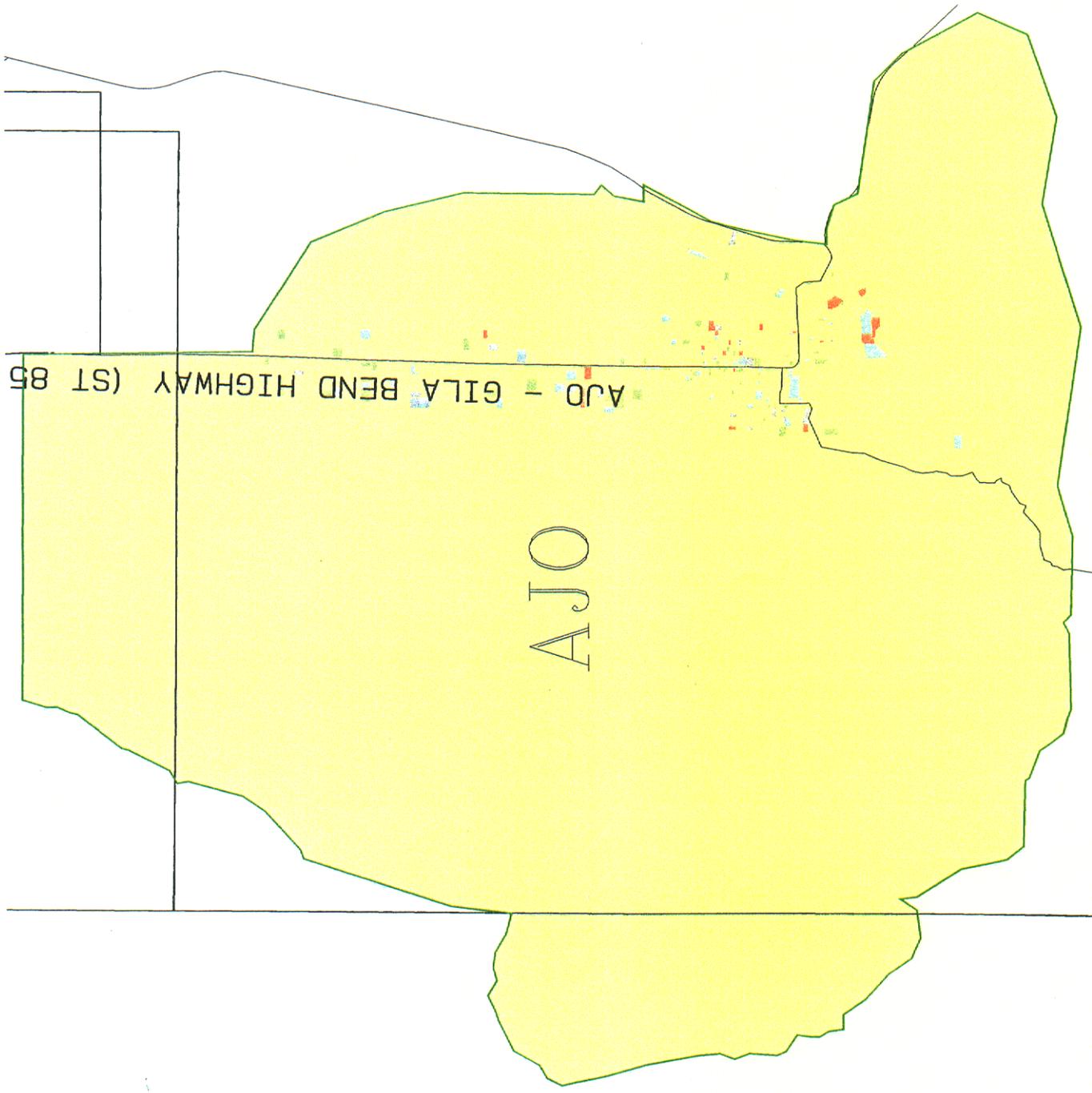


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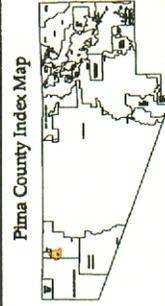
Scale 1: 13,500



**Pima County Comprehensive
Land Use Plan
Ajo Urbanizing Area**

**Full Cash Value
Per Acre
\$120,001 - \$160,000**

-  Major Streets
-  Major Washes
-  Administrative Boundaries
-  \$120,001-\$130,000
-  \$130,001-\$140,000
-  \$140,001-\$150,000
-  \$150,001-\$160,000
-  Urbanizing Area Extents

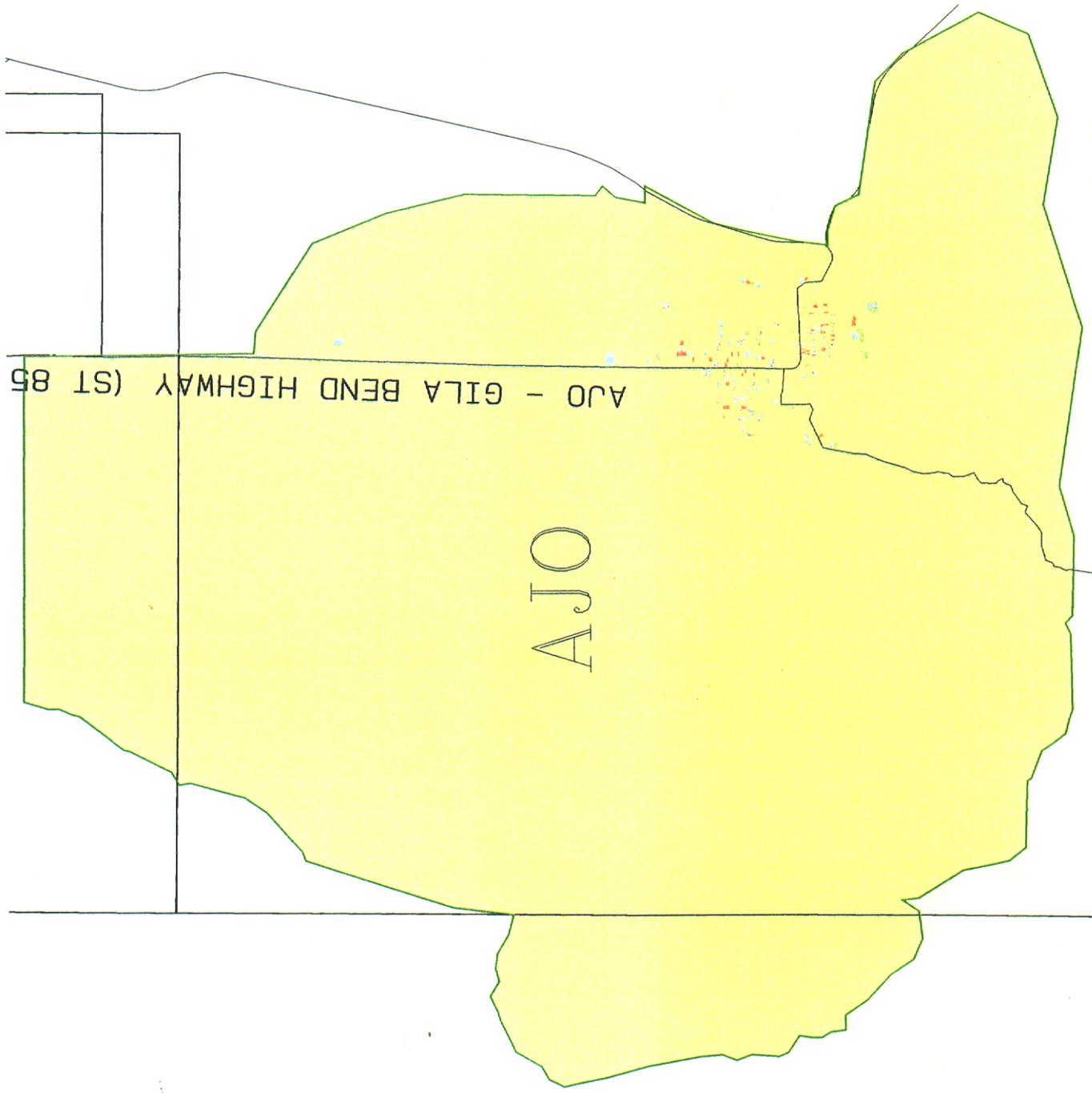


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Scale 1: 13,500

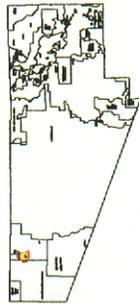


**Pima County Comprehensive
Land Use Plan
Ajo Urbanizing Area**

**Full Cash Value
Per Acre
\$200,001 +**

-  Major Streets
-  Major Washes
-  Administrative Boundaries
-  \$200,001-\$220,000
-  \$220,001-\$240,000
-  \$240,001-\$260,000
-  \$260,001-\$280,000
-  \$280,000 +
-  Urbanizing Area Extents

Pima County Index Map

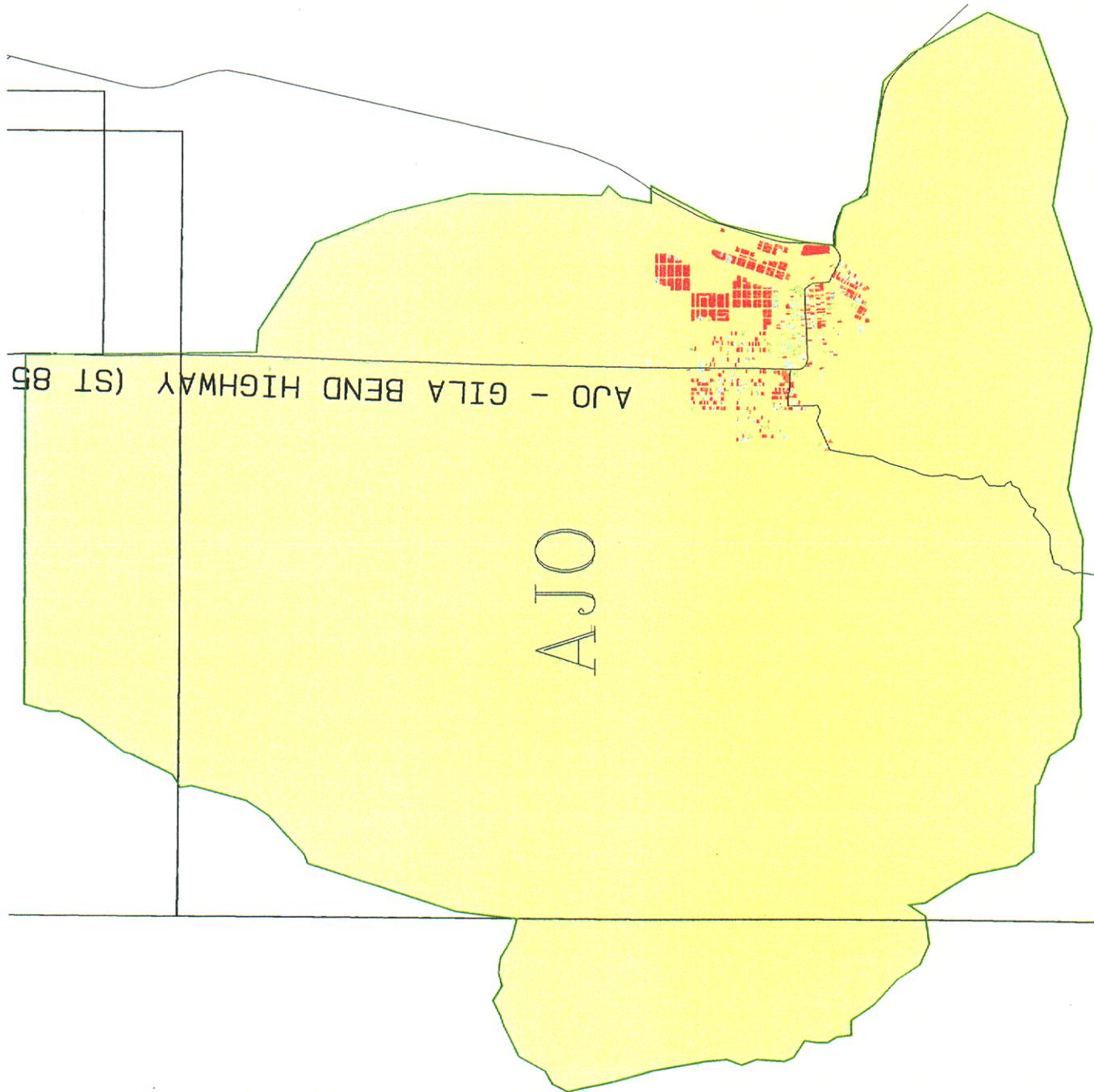


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AJO

AJO - GILA BEND HIGHWAY (ST 85)

**Pima County Comprehensive
Land Use Plan
Ajo/Why Subregion**

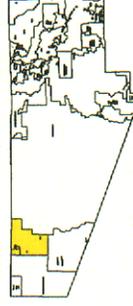
**Single Family
Residential Housing**

-  Single Family Residential Housing Parcels
-  Major Streets
-  Major Washes
-  Administrative Boundaries
-  Subregion Extents

Statistics :

Count.....	1,580
Acres.....	8,790
Land FCV... \$	8,246,775
Imprv FCV... \$	67,158,490
Total FCV... \$	75,403,680
FCV/Acre... \$	95,447

Pima County Index Map

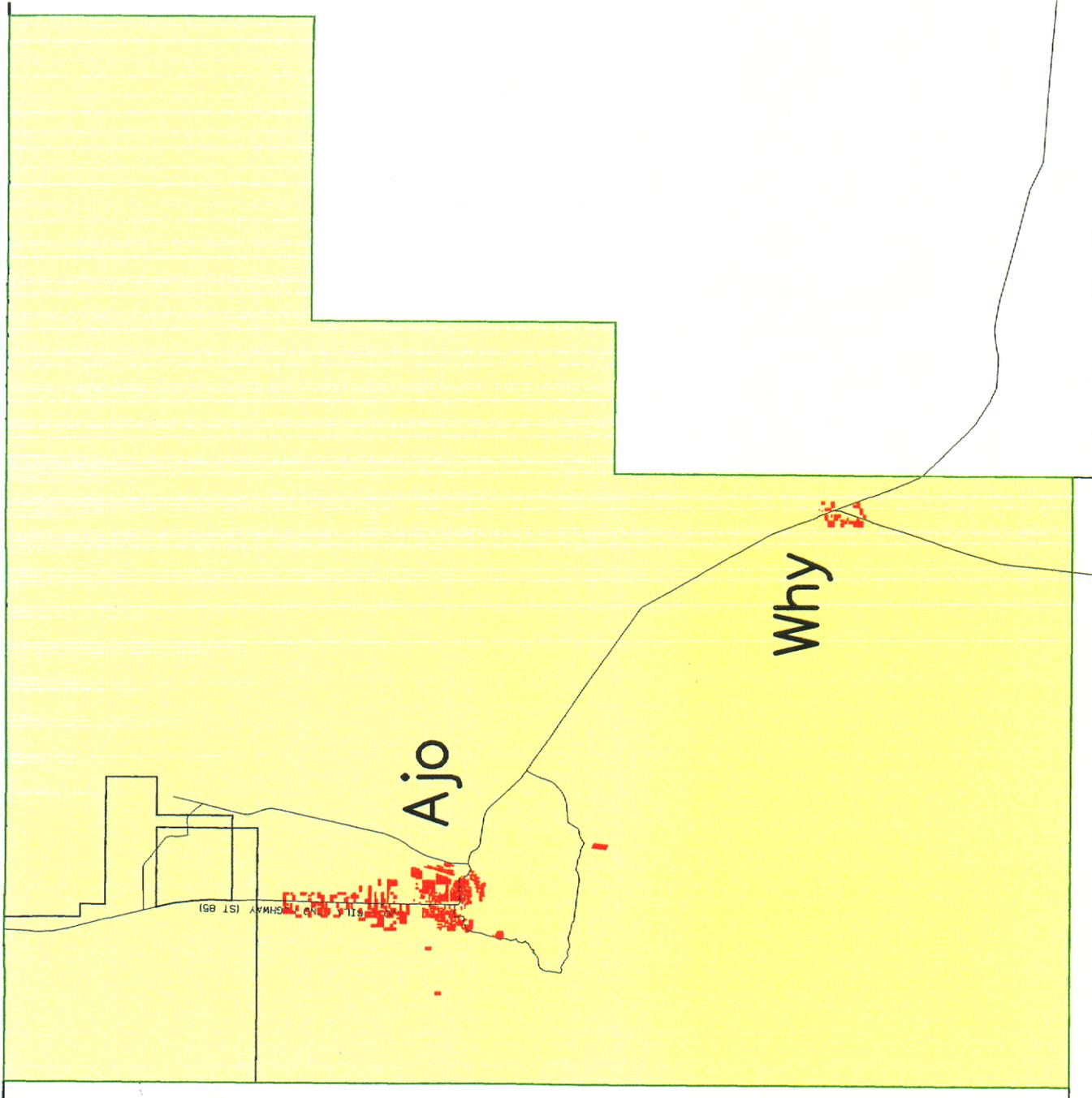


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Scale 1: 42,000



**Pima County Comprehensive
Land Use Plan
Ajo Urbanizing Area**

**Single Family
Residential
Housing**

-  Major Streets
-  Major Washes
-  Administrative Boundaries
-  Single Family Residential Parcels
-  Urbanizing Area Extents

Statistics:

Count..... 1,543
 Acres..... 1,690
 Land FCV: \$ 7,945,816
 Imprv FCV: \$ 65,872,332
 Total FCV: \$ 73,818,148
 FCV/Acre... \$ 43,679

Pima County Index Map

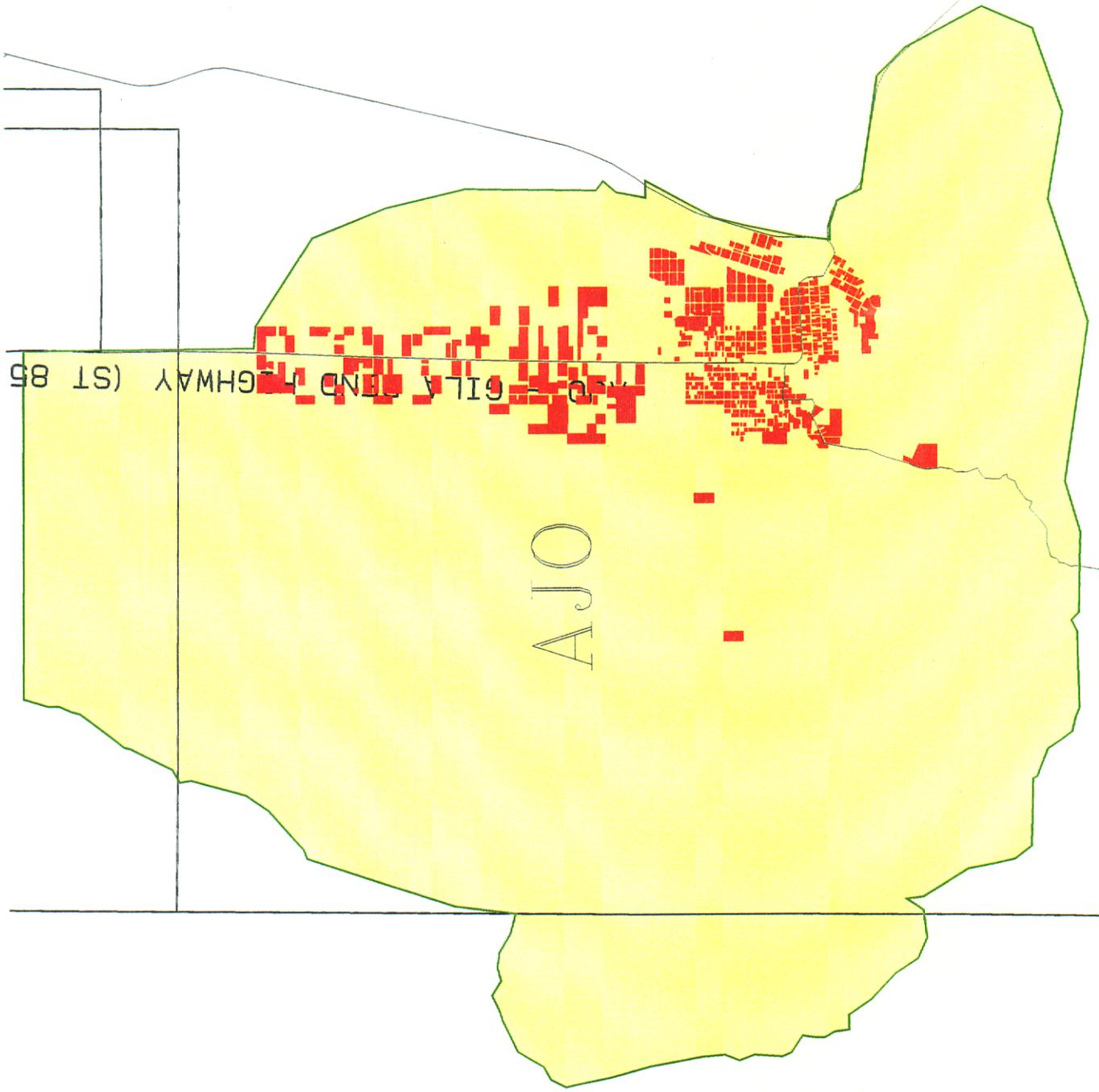


Index Map scale 1:1,000,000

This information is provided as the basis for the development of a single family residential land use plan. It is not intended to be used for any other purpose. The accuracy of the information is not guaranteed. The Pima County Department of Planning and Community Development is not responsible for any errors or omissions in this information. The information is provided for informational purposes only. The information is not intended to be used for any other purpose. The information is provided for informational purposes only.



Scale: 1:13,500



Pima County Comprehensive Land Use Plan

Ajo/Why Subregion

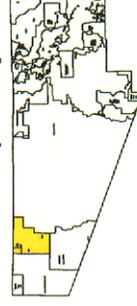
Multiple Family Residential Housing

- Multi-Family Residential Parcels
- Major Streets
- Major Washes
- Administrative Boundaries
- Subregion Extents

Statistics:

Count	44
Acres	501
Land FCV	\$ 811,413
Imprv FCV	\$ 1,490,400
Total FCV	\$ 2,386,813
FCV/Acre	\$ 4,764

Pima County Index Map

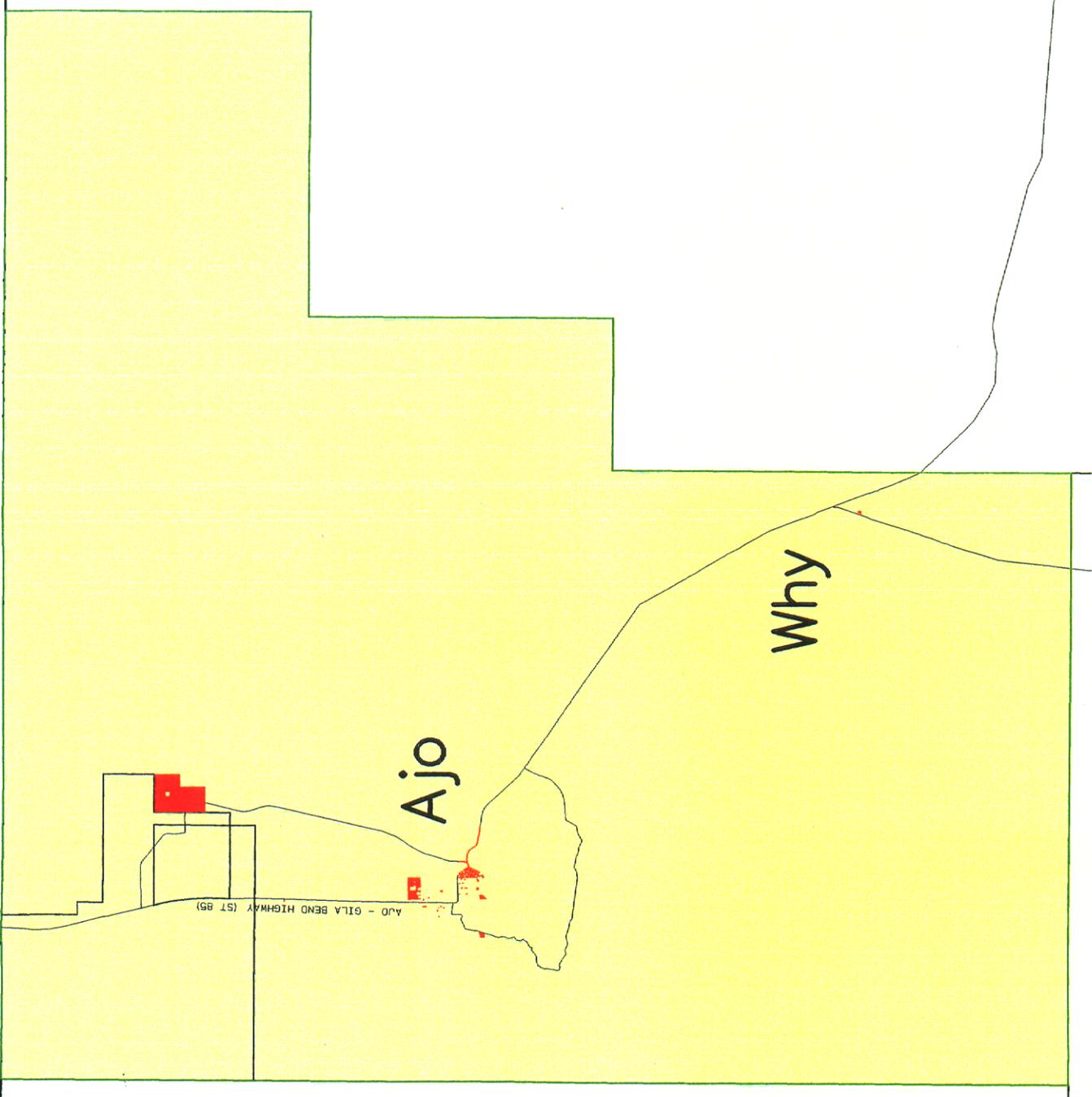


Index Map Scale 1:1,000,000



Scale 1:42,000

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**Pima County Comprehensive
Land Use Plan
Ajo Urbanizing Area**

**Multiple Family
Residential
Housing**

-  Major Streets
-  Major Washes
-  Administrative Boundaries
-  Multi-Family Residential Parcels
-  Urbanizing Area Extent

Statistics:

Count	40
Acres	94
Land Imprv	\$ 504,900
FCV	\$1,396,319
Total FCV	\$1,955,824
FCV/Acre	20,807

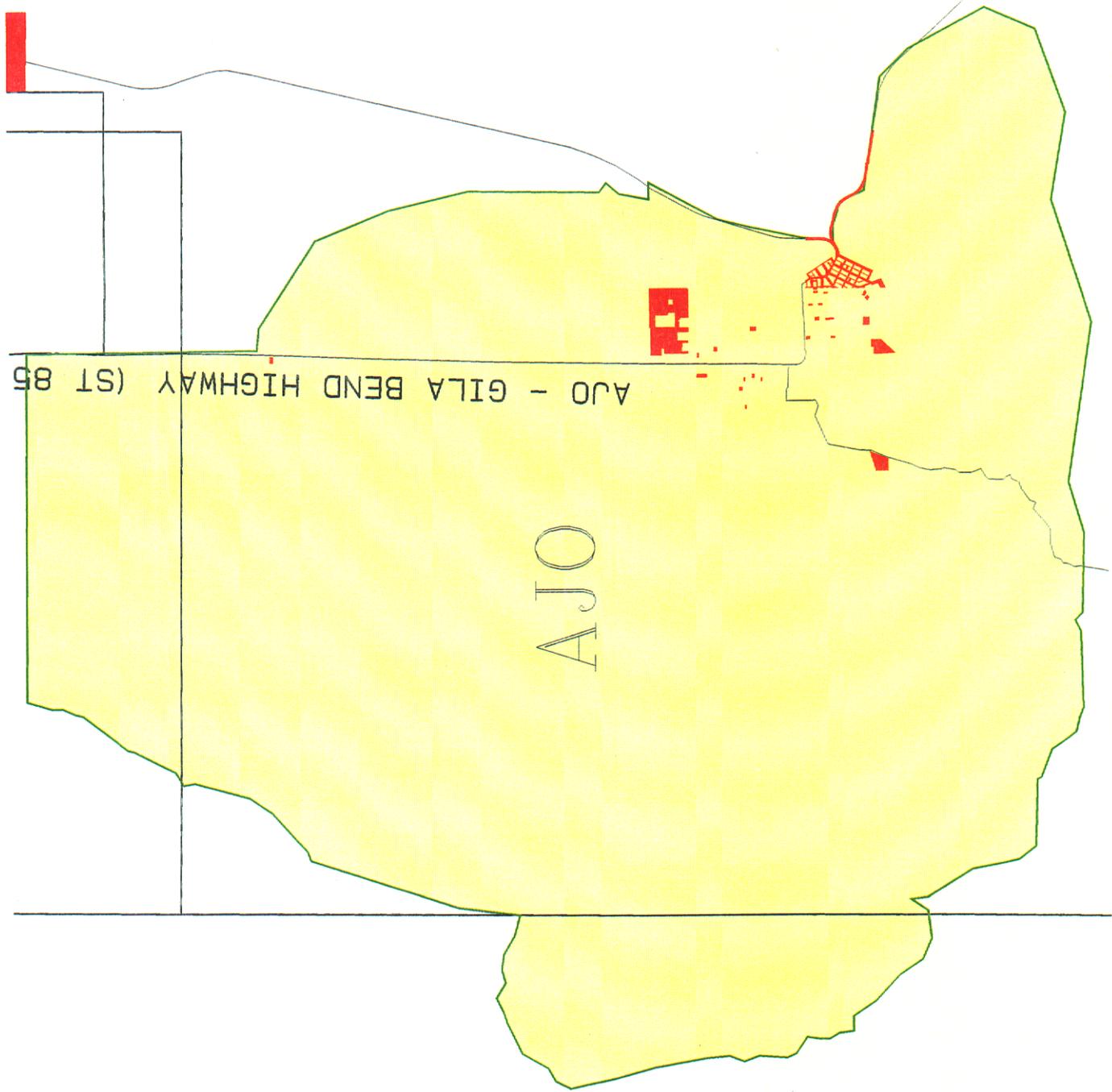
Pima County Index Map



Scale: 1" = 10,000'

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Scale: 1" = 10,000'



**Pima County Comprehensive
Land Use Plan**

Ajo Urbanizing Area

-  Major Streets
-  Major Washes
-  Administrative Boundaries
-  Mobile Home Parcels
-  Urbanizing Area Extents

Statistics:

Count	168
Acres	267
Land FCV	\$1,389,691
Total FCV	\$3,328,254
FCV/Acre	\$12,466

Pima County Index Map



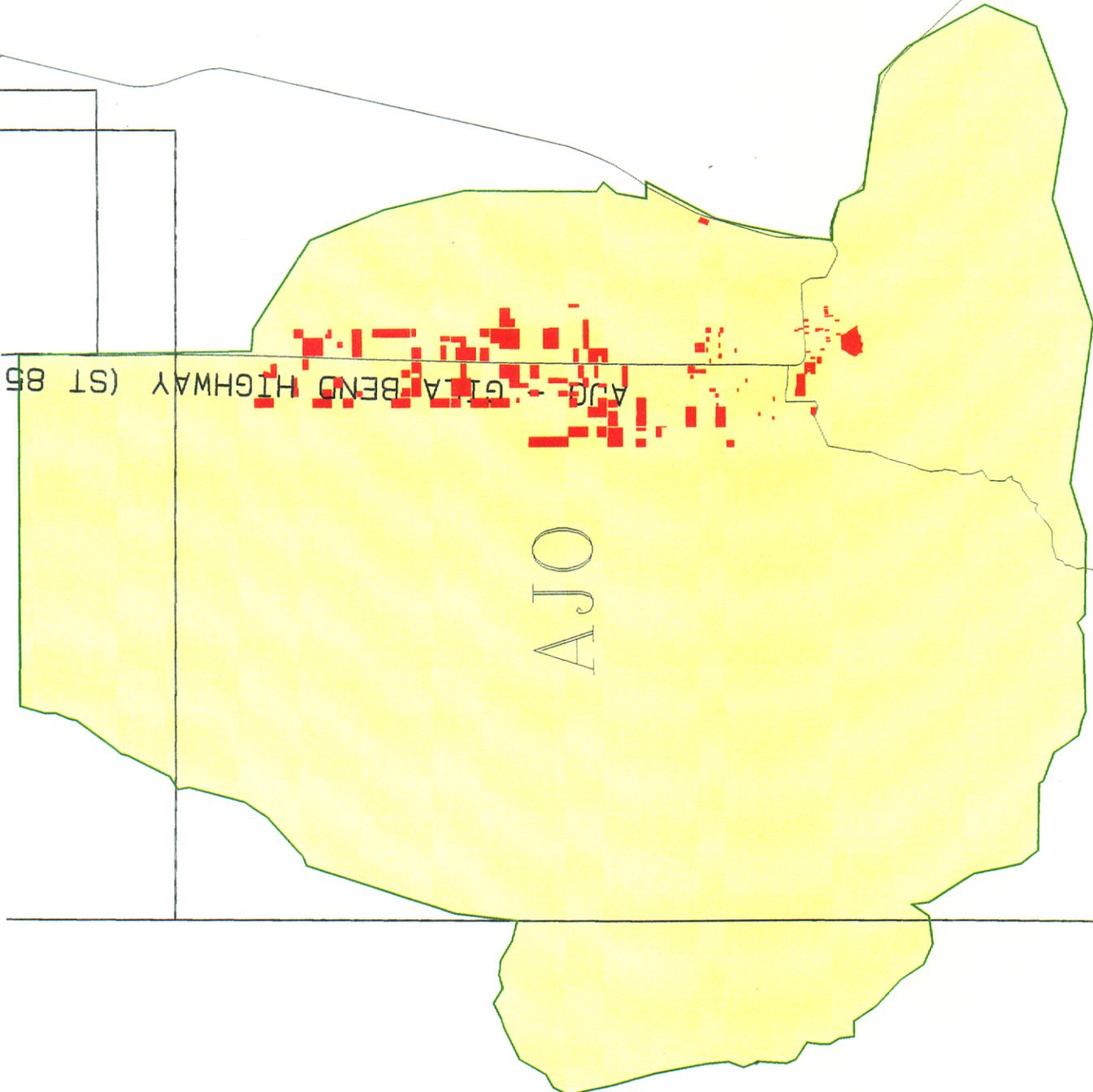
Index Map Scale 1:1,000,000

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Scale 1:13,500



Pima County Comprehensive

Land Use Plan

Ajo/Why Subregion

Business Centers (office buildings, banks, S&Ls, Credit Unions)

-  Business Centers (office Buildings, banks, S&L's, Credit Unions)
-  Major Streets
-  Major Washes
-  Administrative Boundaries
-  Subregion Extents

Statistics:

Count	3
Acres	42,369
Land	FCV: \$	183,556
Imp'r	FCV: \$	225,925
Total	FCV: \$	112,962

Pima County Index Map

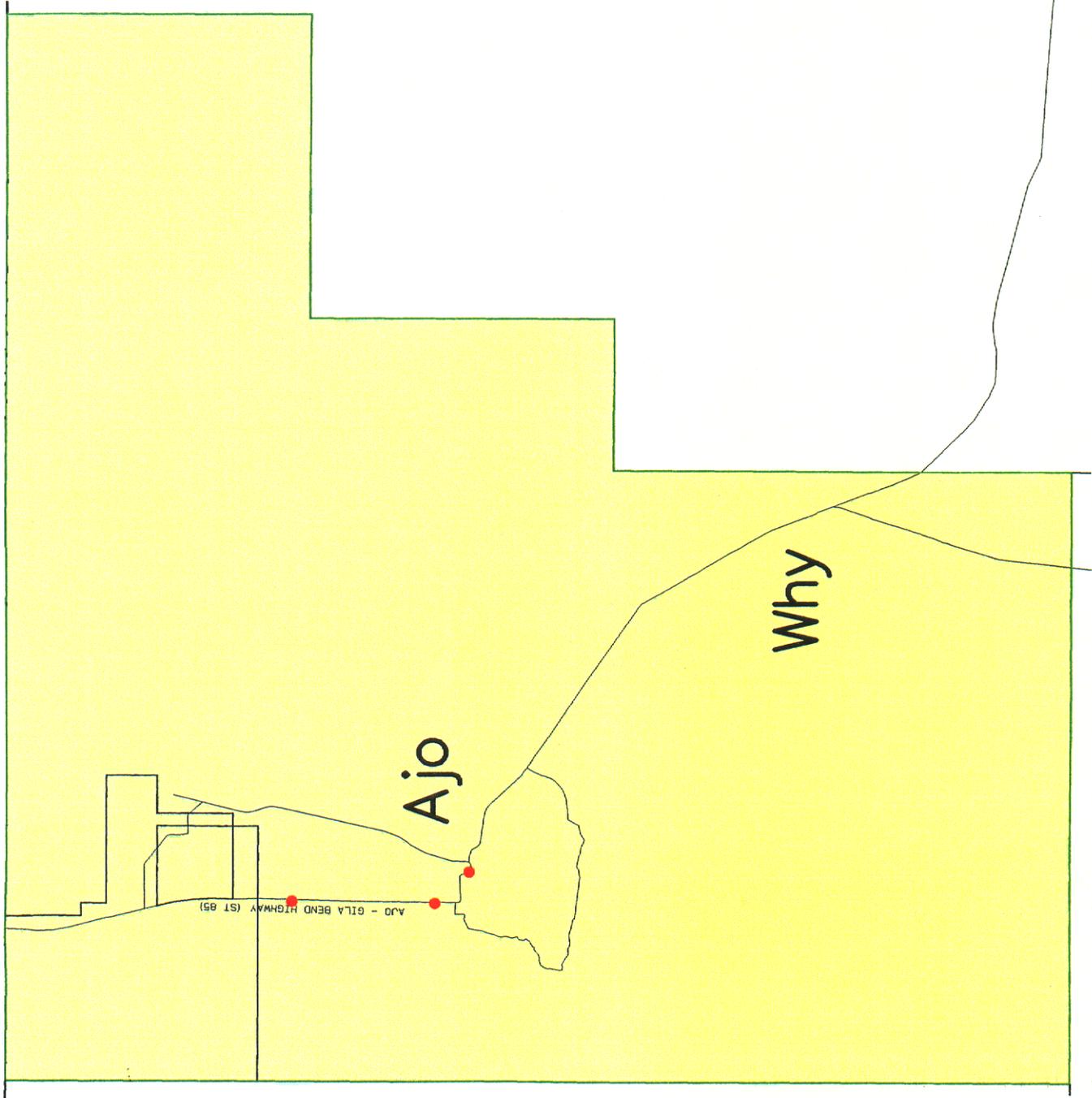


Index Map Scale 1:100,000

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Scale 1: 42,000



**Pima County Comprehensive
Land Use Plan
Ajo Urbanizing Area
Business Centers**

-  Major Streets
-  Major Washes
-  Administrative Boundaries
-  Business Centers
 - Office Buildings
 - Banks
 - Savings & Loans
 - Credit Unions
-  Urbanizing Area Extents

Statistics:

Count	3
Acres	42,369
Land Imprv	\$189,558
Total FCV	\$225,925
FCV/Acre	\$112,963

Pima County Index Map



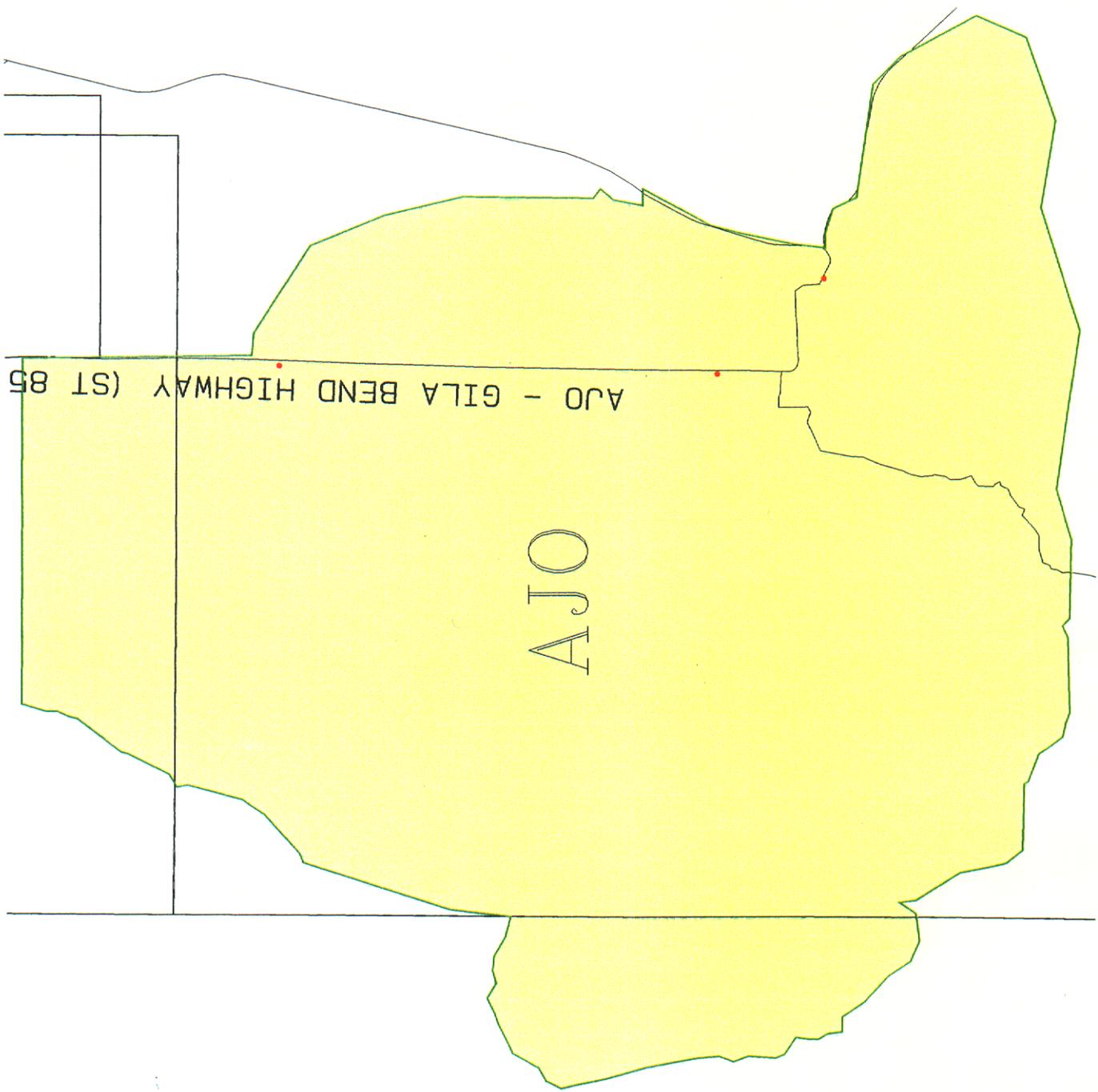
Index Map Scale 1:50,000

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Scale 1:15,500



**Pima County Comprehensive
Land Use Plan
Ajo/Why Subregion**

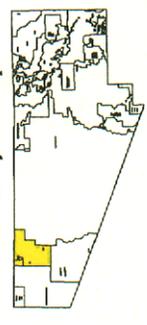
**Commercial Strip Centers,
Regional Malls &
Department Stores**

-  Commercial Strip Centers, Regional Malls & Department Stores
-  Major Streets
-  Major Washes
-  Administrative Boundaries
-  Subregion Extent

Statistics:

Count	24
Acres	94,557
Land FCV	\$549,889
Total FCV	\$644,448
FCV/Acre	\$322,223

Pima County Index Map

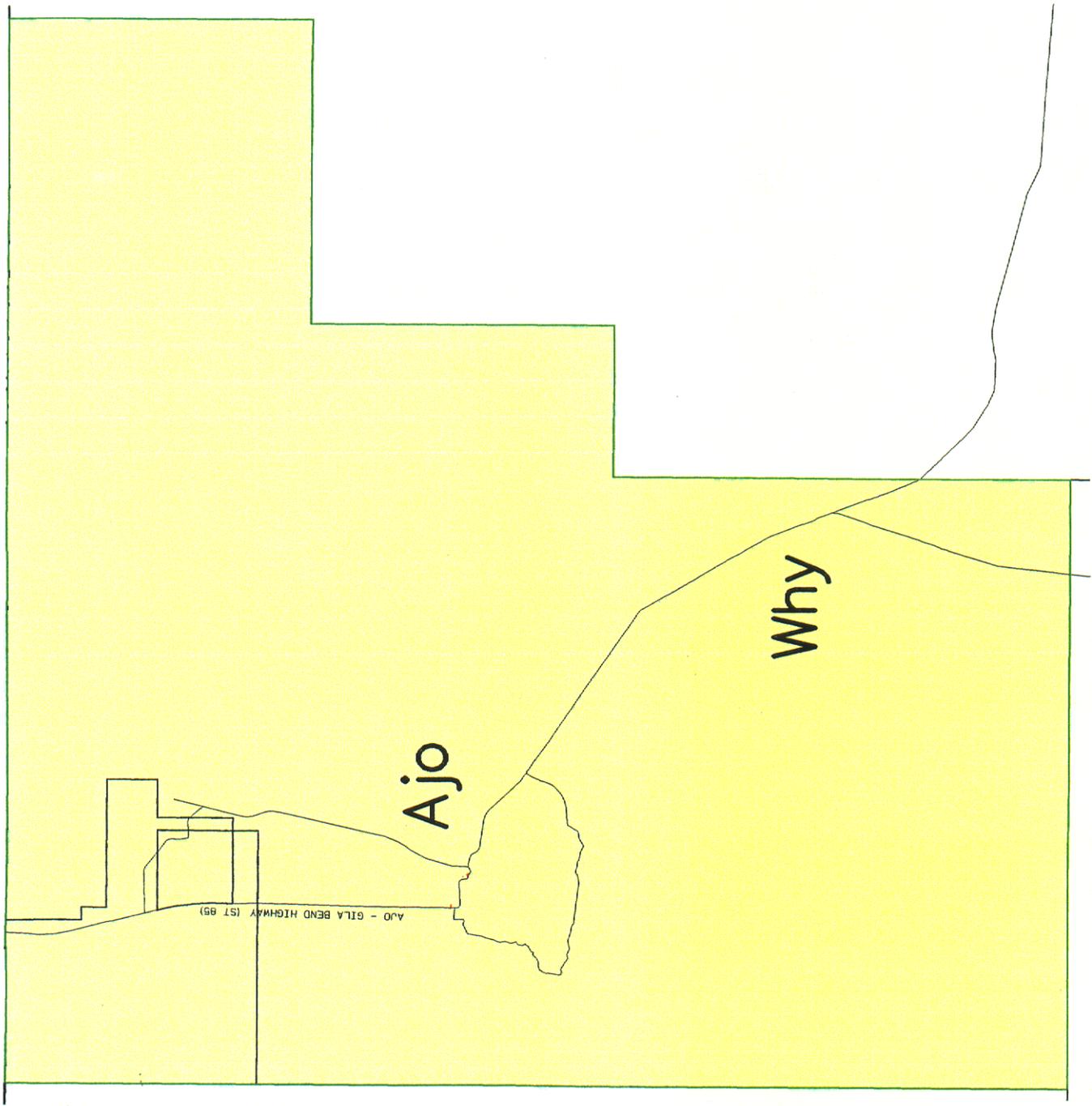


Index Map Scale 1:1,000,000

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Scale 1:42,000



**Pima County Comprehensive
Land Use Plan
Ajo Urbanizing Area**

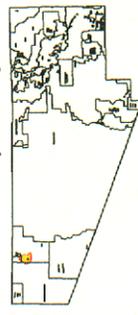
**Commercial Strip Centers
Regional Malls And
Department Stores**

-  Major Streets
-  Major Washes
-  Administrative Boundaries
-  Commercial Strip Centers
-  Regional Malls
Department Stores
-  Urbanizing Area Extents

Statistics:

Count	24
Acres	57
Land FCV	\$ 94,557
Imprv FCV	\$549,889
Total FCV	\$644,446
FCV/Acre	\$322,223

Pima County Index Map



Scale Map Scale 1:15,000

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Scale 1: 15,000



AJO - GILA BEND HIGHWAY (ST 85)

AJO

Pima County Comprehensive

Land Use Plan

Ajo/Why Subregion

Restaurants

-  Restaurants
-  Major Streets
-  Major Washes
-  Administrative Boundaries
-  Subregion Extents

Statistics:

Count	7
Acres	7
Land FCV	\$ 312,983
Imprv FCV	\$ 308,501
Total FCV	\$ 621,484
FCV/Acre	\$ 88,783

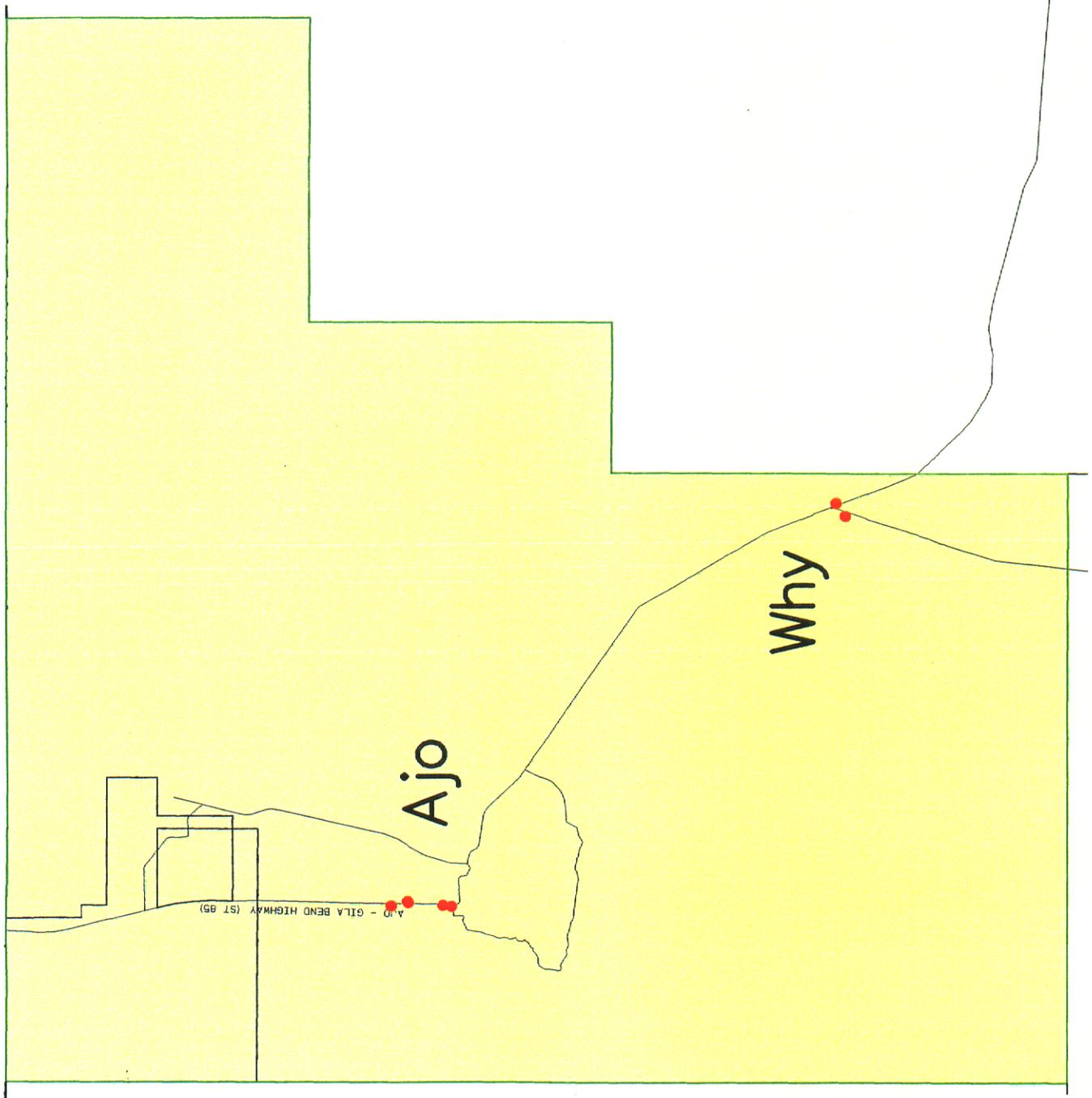
Pima County Index Map



Index Map Scale: 1:200,000

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Scale: 1:45,000



**Pima County Comprehensive
Land Use Plan
Ajo Urbanizing Area**

Restaurants

-  Major Streets
-  Major Washes
-  Administrative Boundaries
-  Restaurants
-  Urbanizing Area Extents

Statistics:

Count	5
Acres	5
Land FCV	\$256,355
Imprv FCV	\$249,379
Total FCV	\$505,734
FCV/Acre	\$101,147

Pima County Index Map

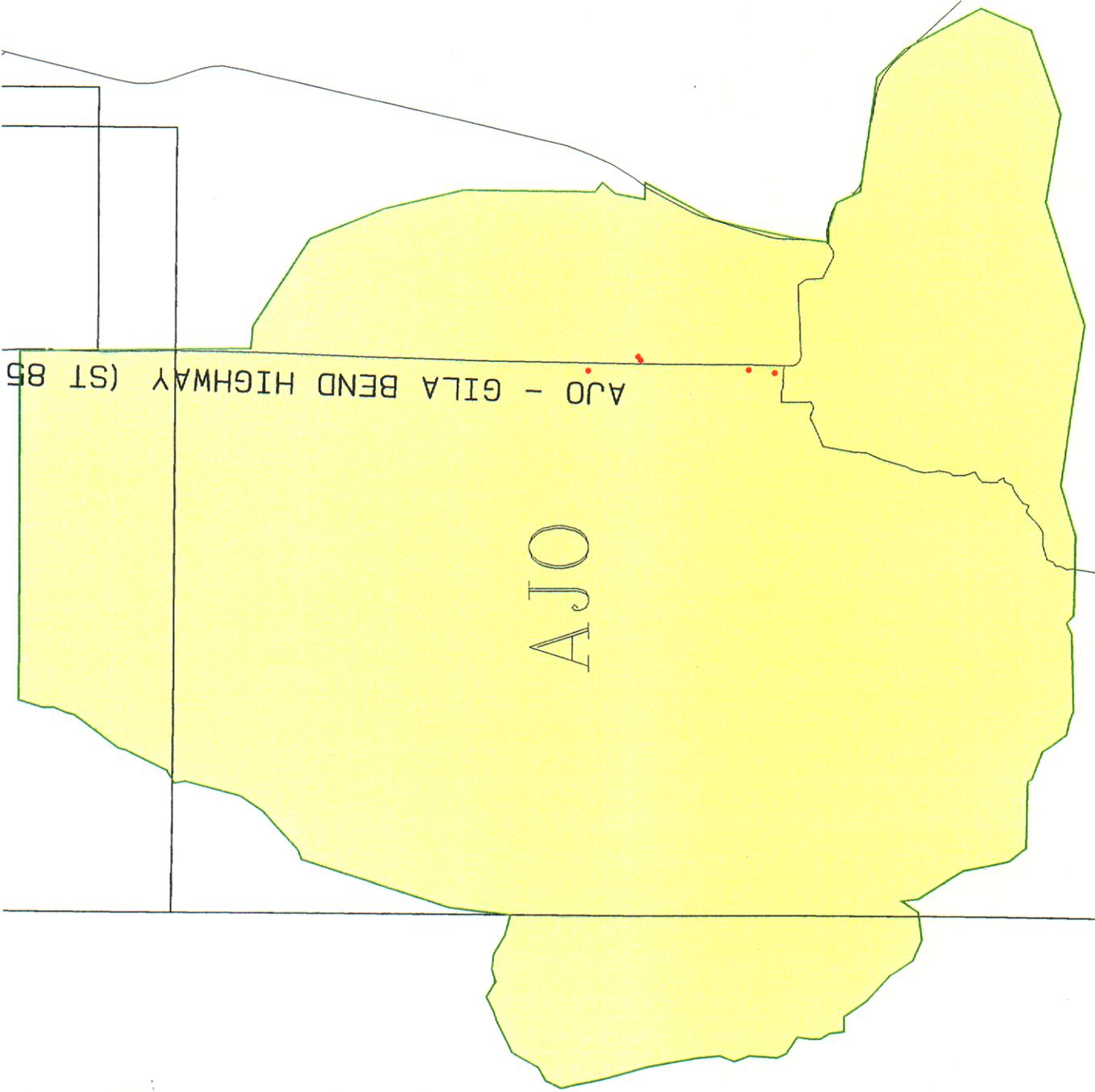


Index Map Scale 1:100,000

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Scale 1:13,500



Pima County Comprehensive Land Use Plan

Ajo/Why Subregion

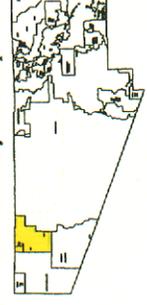
Hotels, Motels, and Resorts

-  Hotel, Motel and Resort Locations
-  Major Streets
-  Major Washes
-  Administrative Boundaries
-  Subregion Extents

Statistics:

Count	6
Acres	13
Land FCV	\$ 119,737
Impry FCV	\$ 882,855
Total FCV	\$ 1,002,592
FCV/Acre	\$ 77,122

Pima County Index Map

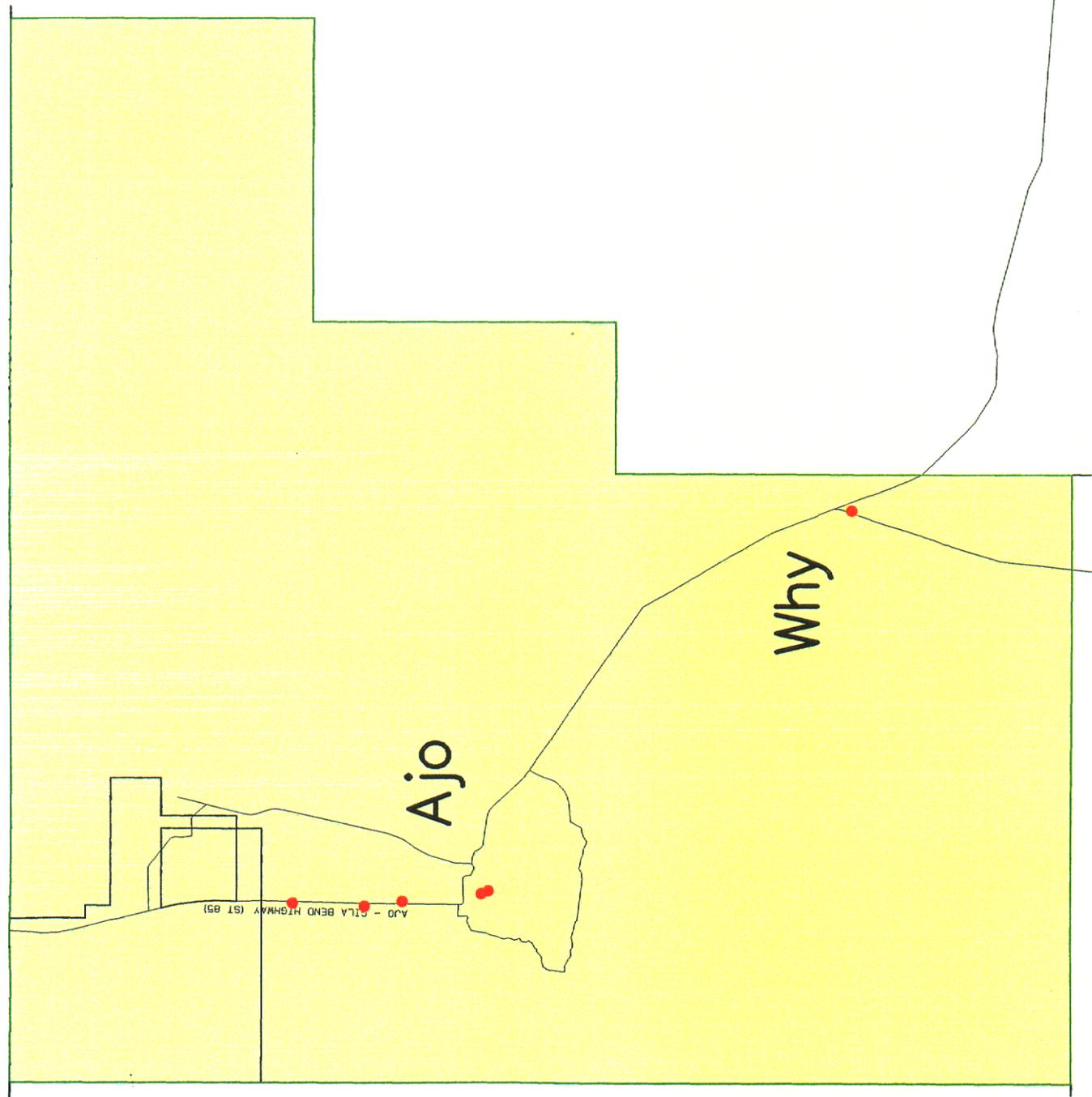


Index Map Scale 1:50,000



Scale 1: 42,000

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**Pima County Comprehensive
Land Use Plan
Ajo Urbanizing Area
Hotels, Motels,
Resorts**

-  Major Streets
-  Major Washes
-  Administrative Boundaries
-  Hotel, Motel and Resort Parcels
-  Urbanizing Area Extents

Statistics:

Count	5
Acres	11
Land FCV	\$ 107,532
Imprv FCV	\$ 828,544
Total FCV	\$ 936,076
FCV/Acre	\$ 85,098

Pima County Index Map



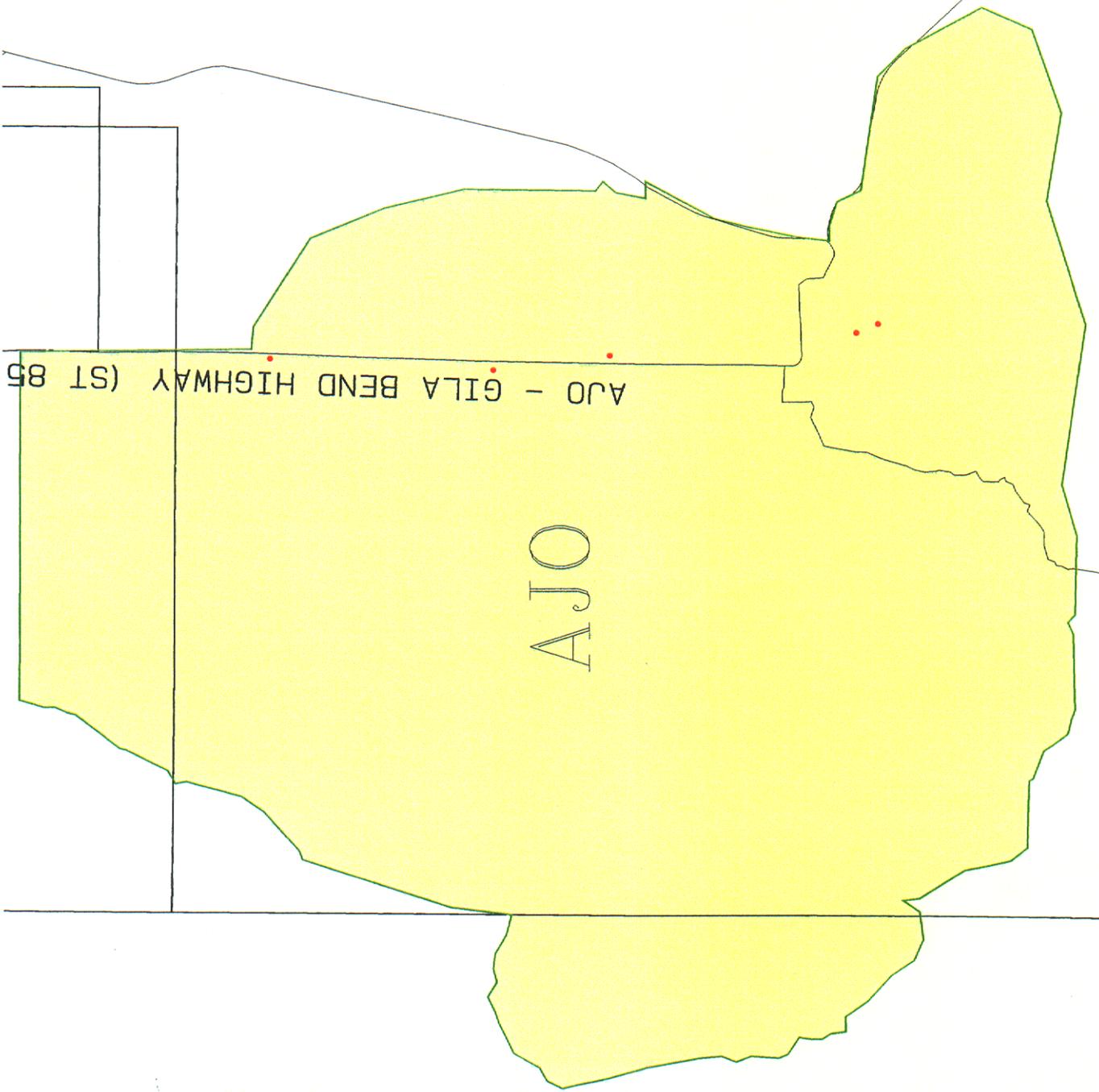
Index Map Scale 1:1,000,000

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Scale 1:13,500



Pima County Comprehensive Land Use Plan

Ajo/Why Subregion

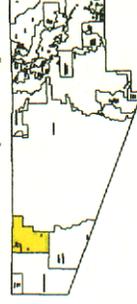
Grocery, Retail & Convenience Stores

-  Grocery, Retail & Convenience Stores
-  Major Streets
-  Major Washes
-  Administrative Boundaries
-  Subregion Extents

Statistics:

Count	11
Acres	11
Land FCV	\$ 130,662
Impry FCV	\$ 820,475
Total FCV	\$ 751,137
FCV/Acre	\$ 68,285

Pima County Index Map

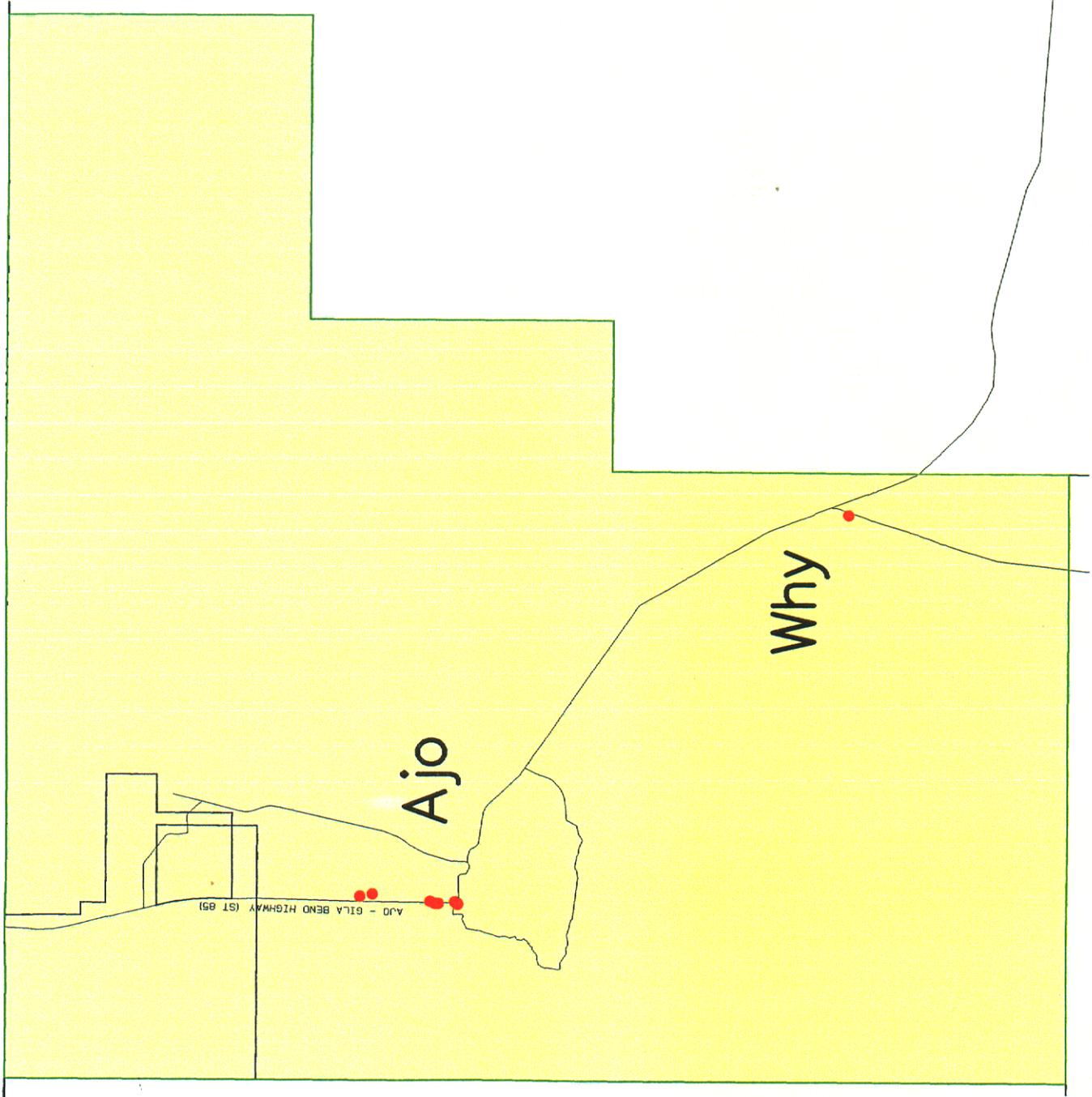


Index Map Scale 1:50,000



Scale 1:42,000

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**Pima County Comprehensive
Land Use Plan
Ajo Urbanizing Area**

**Grocery, Retail
And Convenience Stores**

-  Major Streets
-  Major Washes
-  Administrative Boundaries
-  Grocery, Retail and Convenience
-  Urbanizing Area Extents

Statistics:

Count	10
Acres	8
Land FCV	\$119,262
Imprv FCV	\$463,041
Total FCV	\$582,303
FCV/Acre	\$72,788

Pima County Index Map

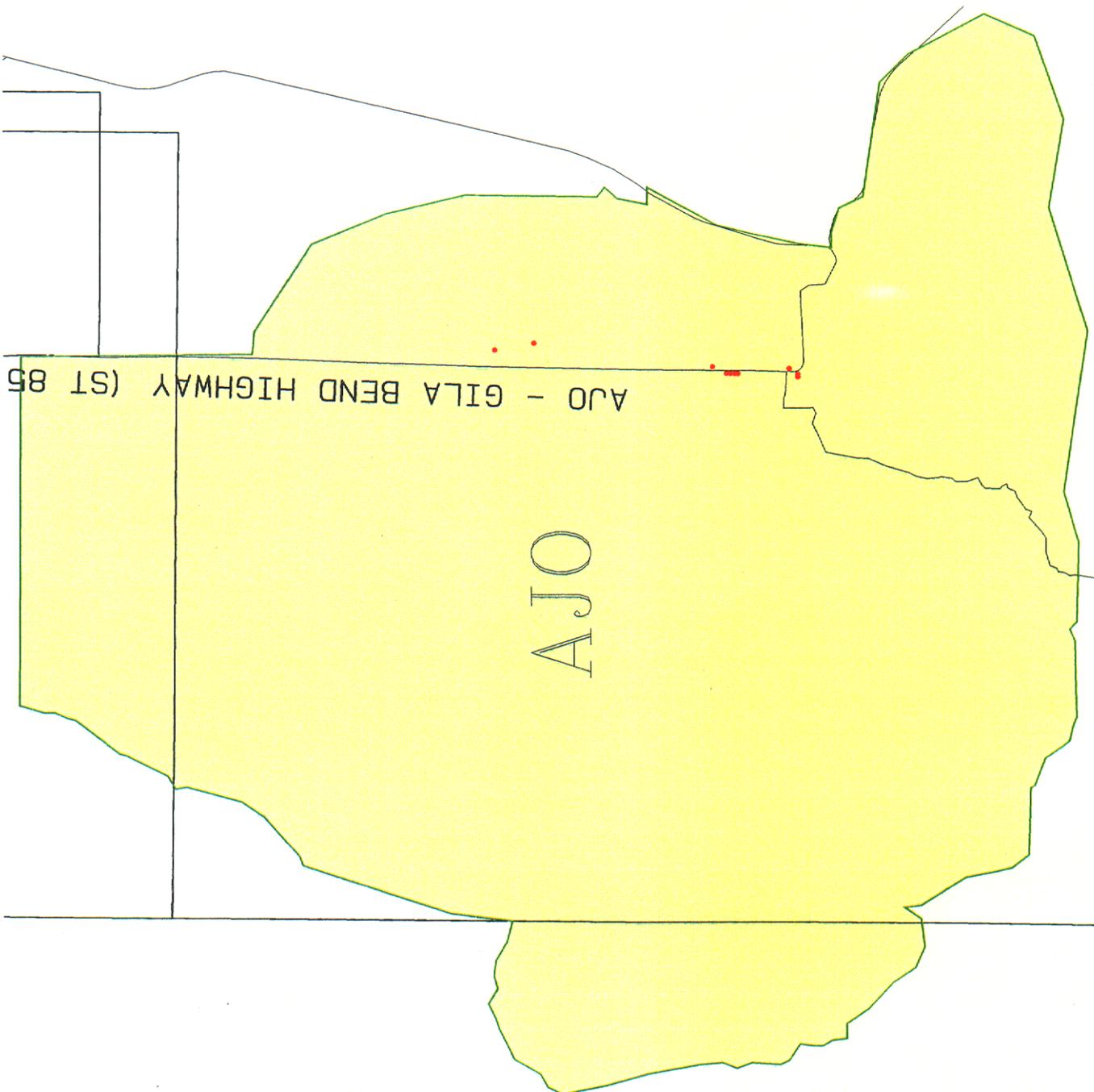


Scale Map Code 11-00000

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Scale 1:15,000



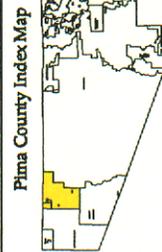
**Pima County Comprehensive
Land Use Plan
Ajo/Why Subregion**

**Industrial Centers
& Warehouses**

-  Industrial Centers & Warehouses
-  Major Streets
-  Major Washes
-  Administrative Boundaries
-  Subregion Extents

Statistics:

Count	1
Acres	18,109
Land Imprv	\$53,358
Total FCV	\$69,465
FCV/Acre	\$69,465

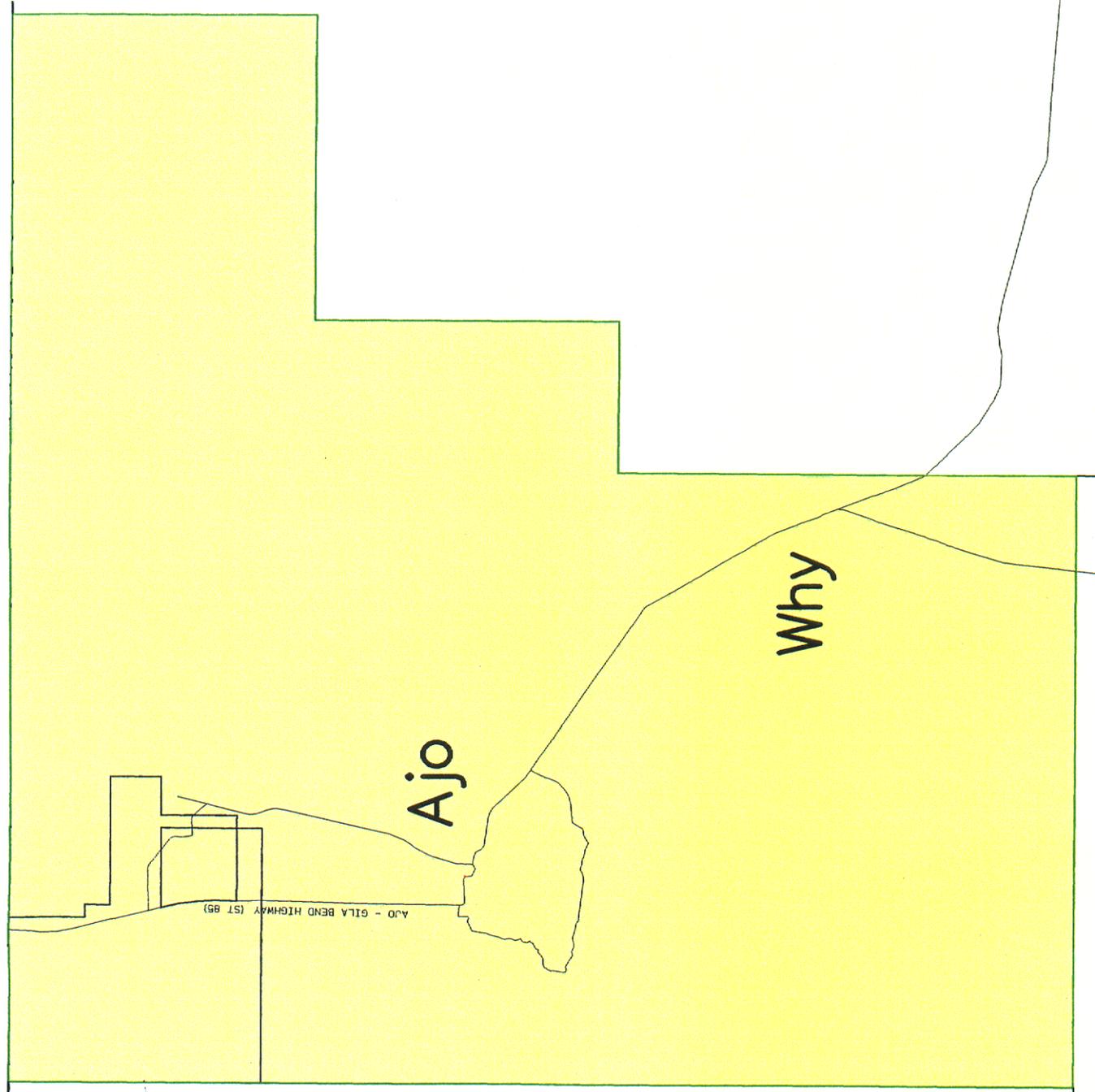


Index Map Scale 1:42,000

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Scale 1:42,000



**Pima County Comprehensive
Land Use Plan
Ajo Urbanizing Area**

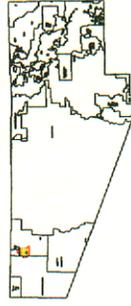
**Industrial Centers
And Warehouses**

-  Major Streets
-  Major Washes
-  Administrative Boundaries
-  Industrial Centers and Warehouses
-  Urbanizing Area Extents

Statistics:

Count	1
Acres	1
Land FCV	\$16,109
Imprv FCV	\$63,366
Total FCV	\$69,465
FCV/Acre	\$69,465

Pima County Index Map

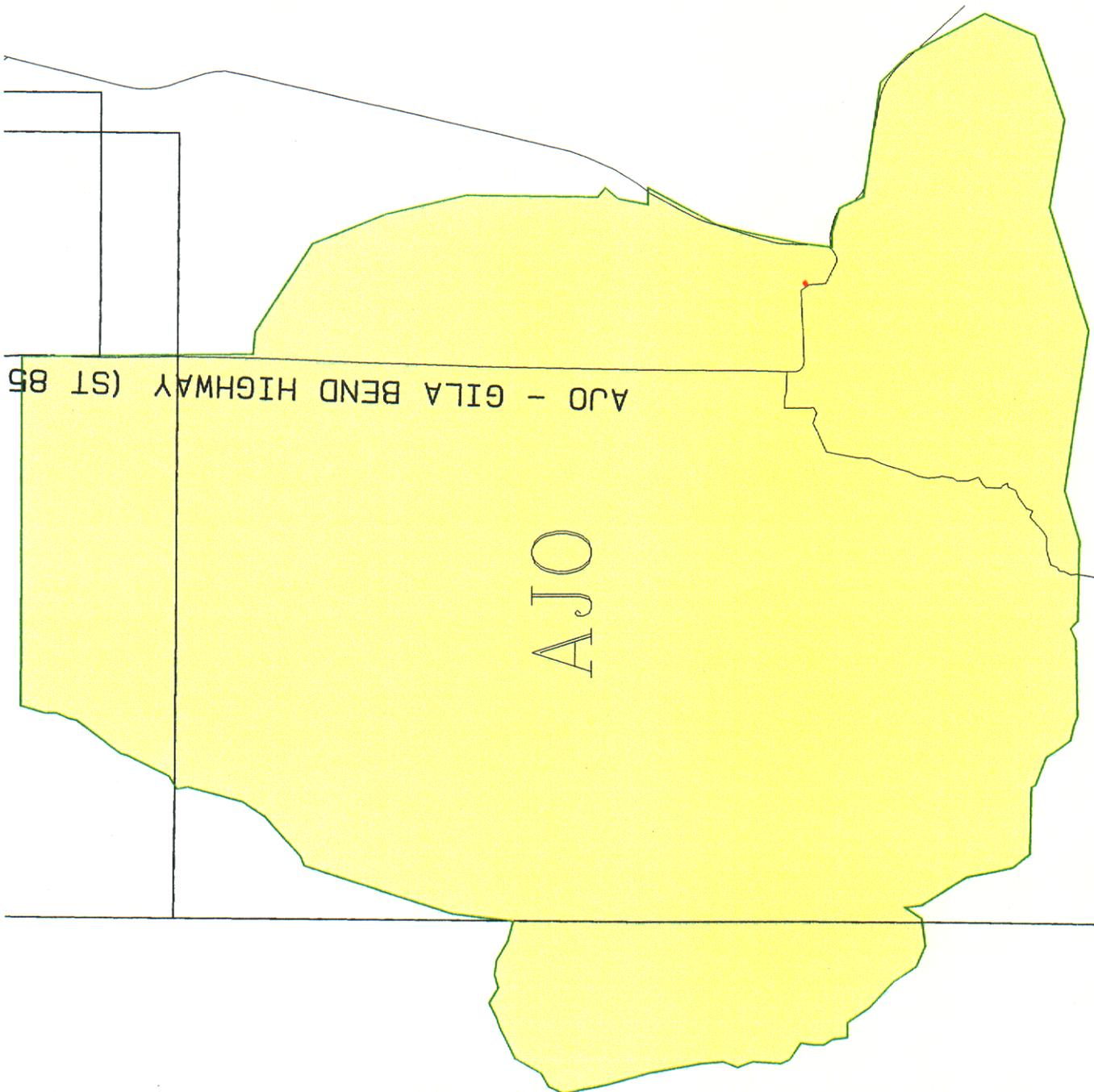


Index Map Date: 11/20/00

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Scale: 1" = 10,000'



**Pima County Comprehensive
Land Use Plan
Ajo/Why Subregion**

**Service Stations and
Truck Stops**

-  Service Stations and Truck Stops
-  Major Streets
-  Major Washes
-  Administrative Boundaries
-  Subregion Extents

Statistics:

Count	8
Acres	8
Land FCV	\$456,071
Imprv FCV	\$224,751
Total FCV	\$680,822
FCV/Acre	\$85,102

Pima County Index Map

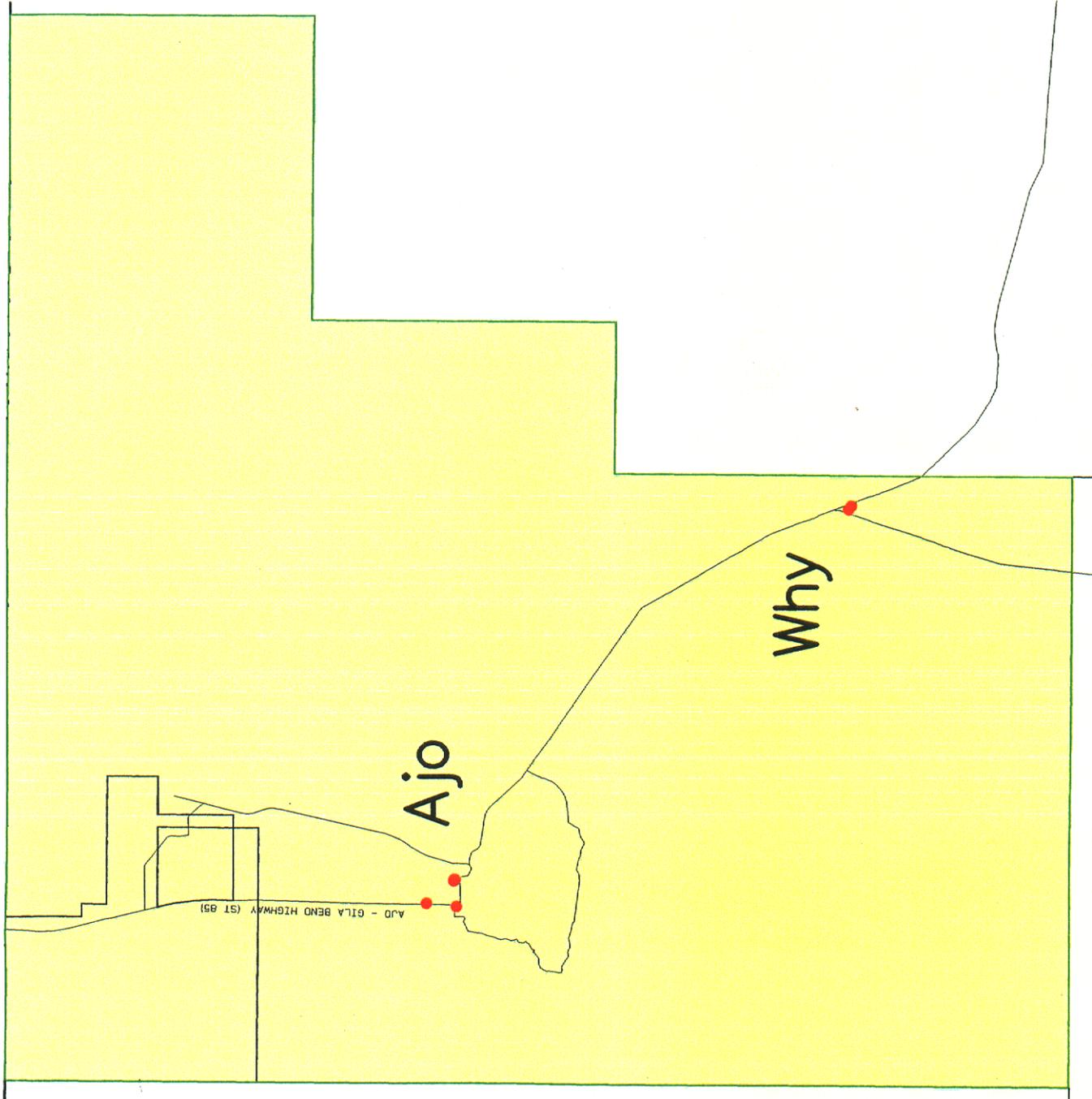


Index Map Scale 1:100,000



Scale 1: 42,000

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**Pima County Comprehensive
Land Use Plan**

Ajo Urbanizing Area

**Service Stations
And Truck Stops**

-  Major Streets
-  Major Washes
-  Administrative Boundaries
-  Service Stations
Truck Stops
-  Urbanizing Area Extent

Statistics:

Count	6
Acres	3
Land FCV	\$212,401
Impri FCV	\$155,709
Total FCV	\$368,110
FCV/Acre	\$122,703

Pima County Index Map

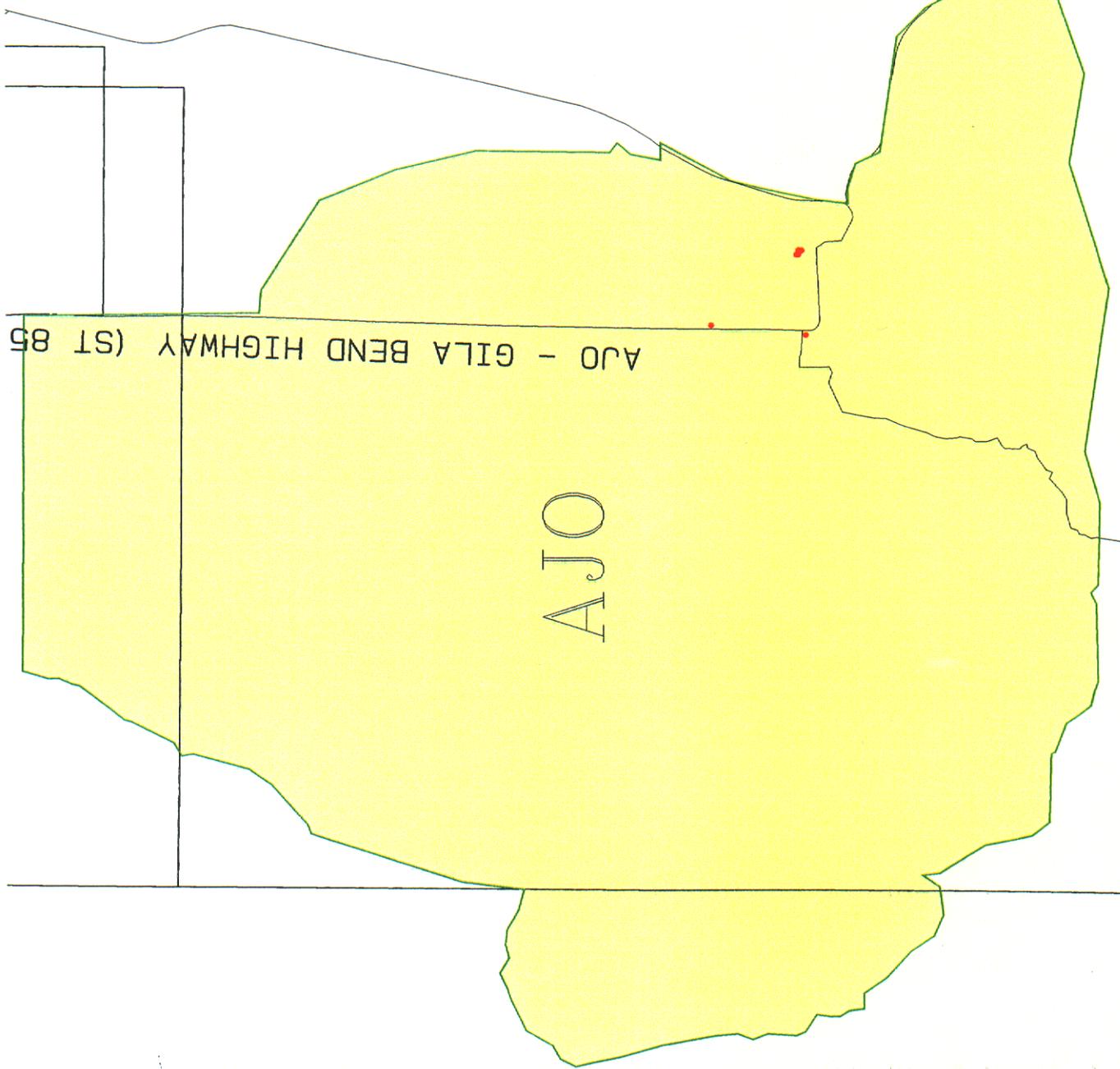


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Scale 1:13,500



Pima County Comprehensive

Land Use Plan

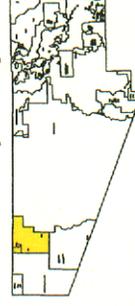
Ajo/Why Subregion

Sheriff's Facilities

-  Sheriff's Facilities
-  Major Streets
-  Major Washes
-  Administrative Boundaries
-  Subregion Extents

Statistics:
Count.....1

Pima County Index Map



Index Map Scale 1:1,500,000



Scale 1:42,000

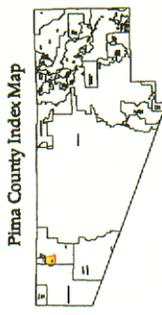
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**Pima County Comprehensive
Land Use Plan
Ajo Urbanizing Area
Sheriff's Facilities**

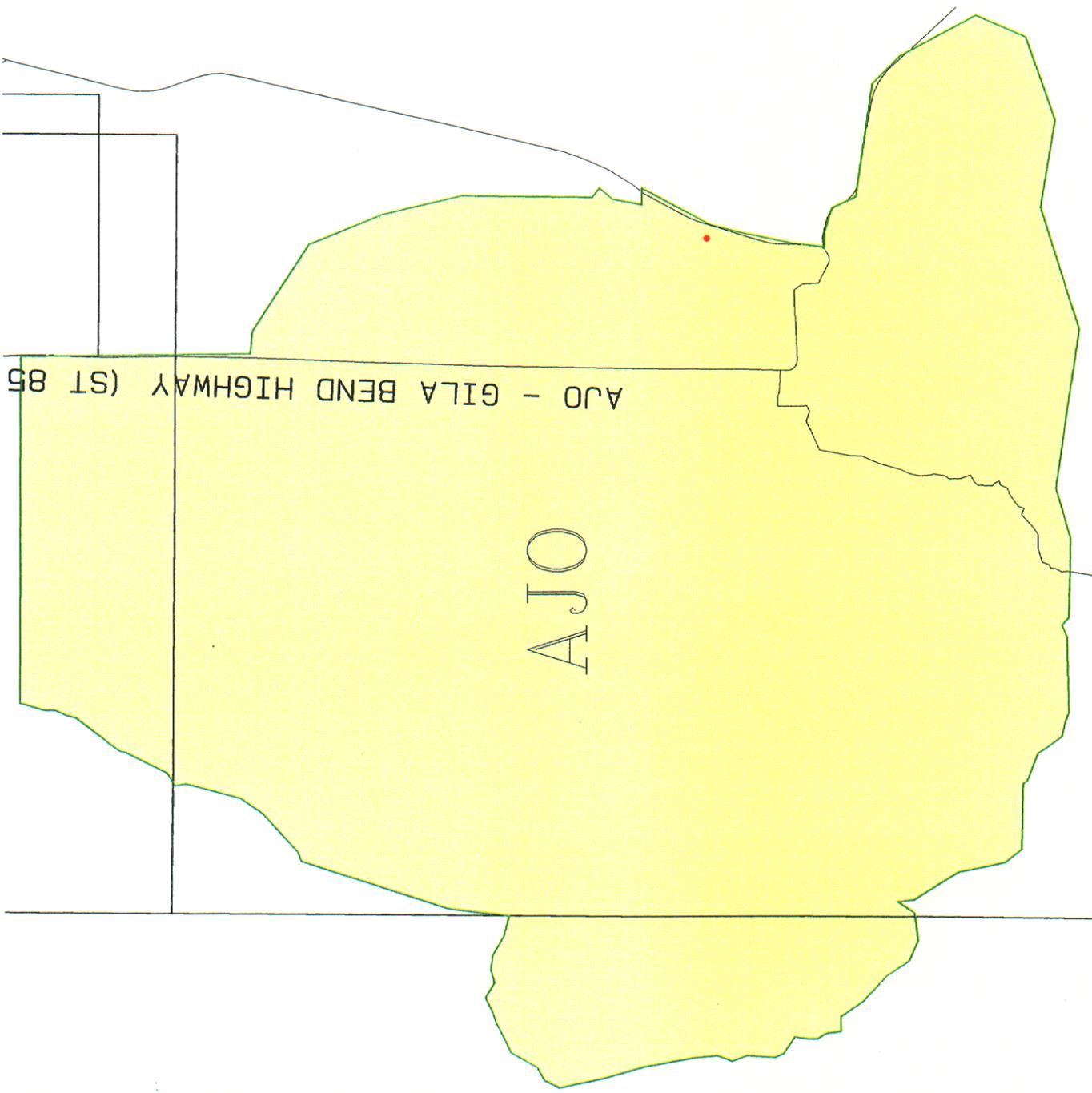
-  Sheriff's Facilities
-  Major Streets
-  Major Washes
-  Administrative Boundaries
-  Urbanizing Area Extents

Statistics:
Count 1



Scale 1:13,500

 Title Map Scale 1:13,500
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**Pima County Comprehensive
Land Use Plan**

Ajo/Why Subregion

**Hospitals, Health
Facilities & Fire Stations**

-  Hospitals
-  Health Facilities
-  Fire Stations
-  Major Streets
-  Major Washes
-  Administrative Boundaries
-  Subregion Extents

Statistics:

Hospitals: No Data
 Health Facilities: No Data
 Fire Stations: 1

Pima County Index Map

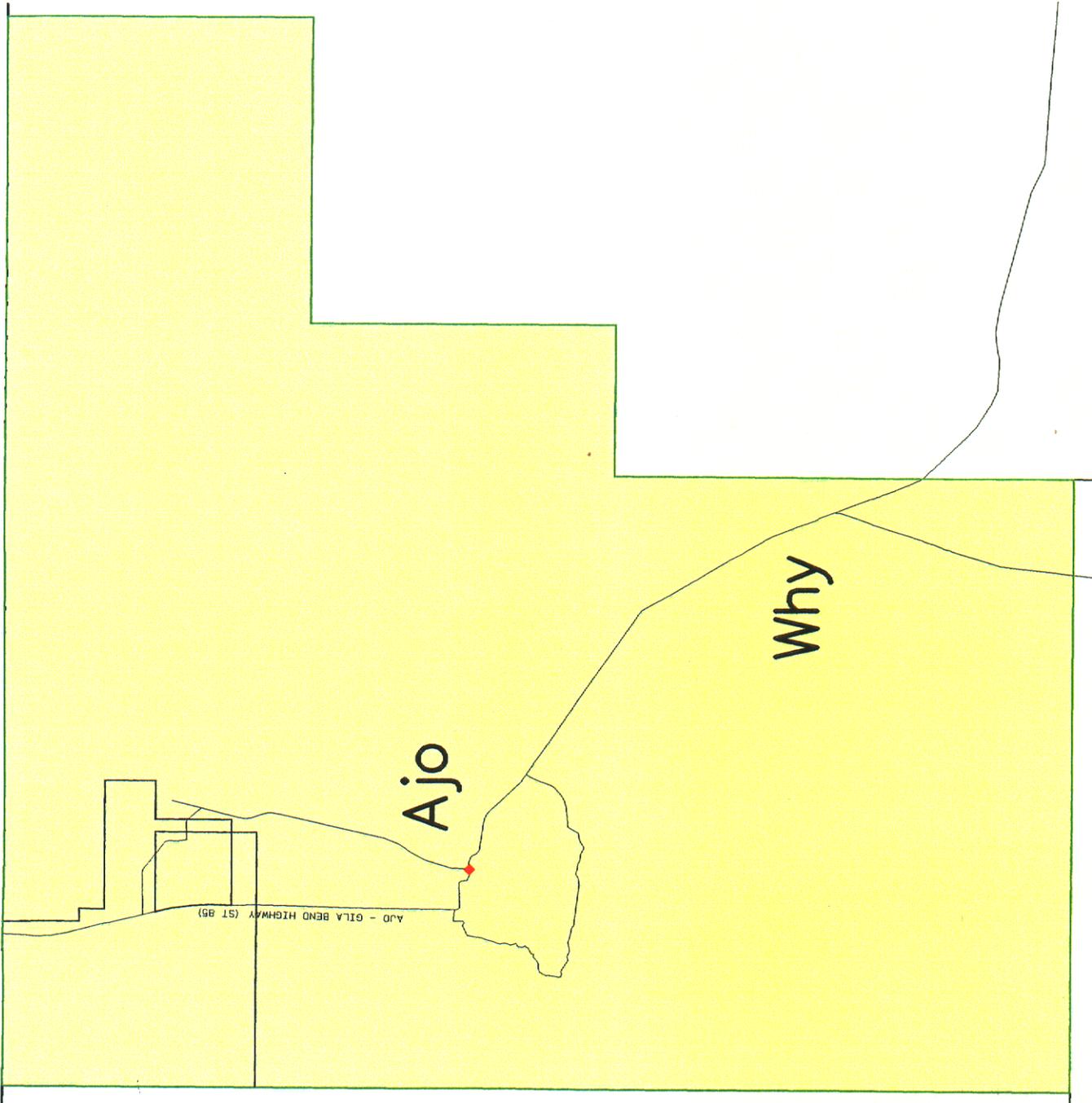


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Scale 1:42,000

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**Pima County Comprehensive
Land Use Plan
Ajo Urbanizing Area**

**Hospitals,
Health Facilities,
And Fire Stations**

-  Major Streets
-  Major Washes
-  Administrative Boundaries
-  Hospitals
-  Health Facilities
-  Fire Stations
-  Urbanizing Area Extents

Statistics:

Hospitals..... No Data
Health Facilities..... 1
Fire Stations..... 1

Pima County Index Map

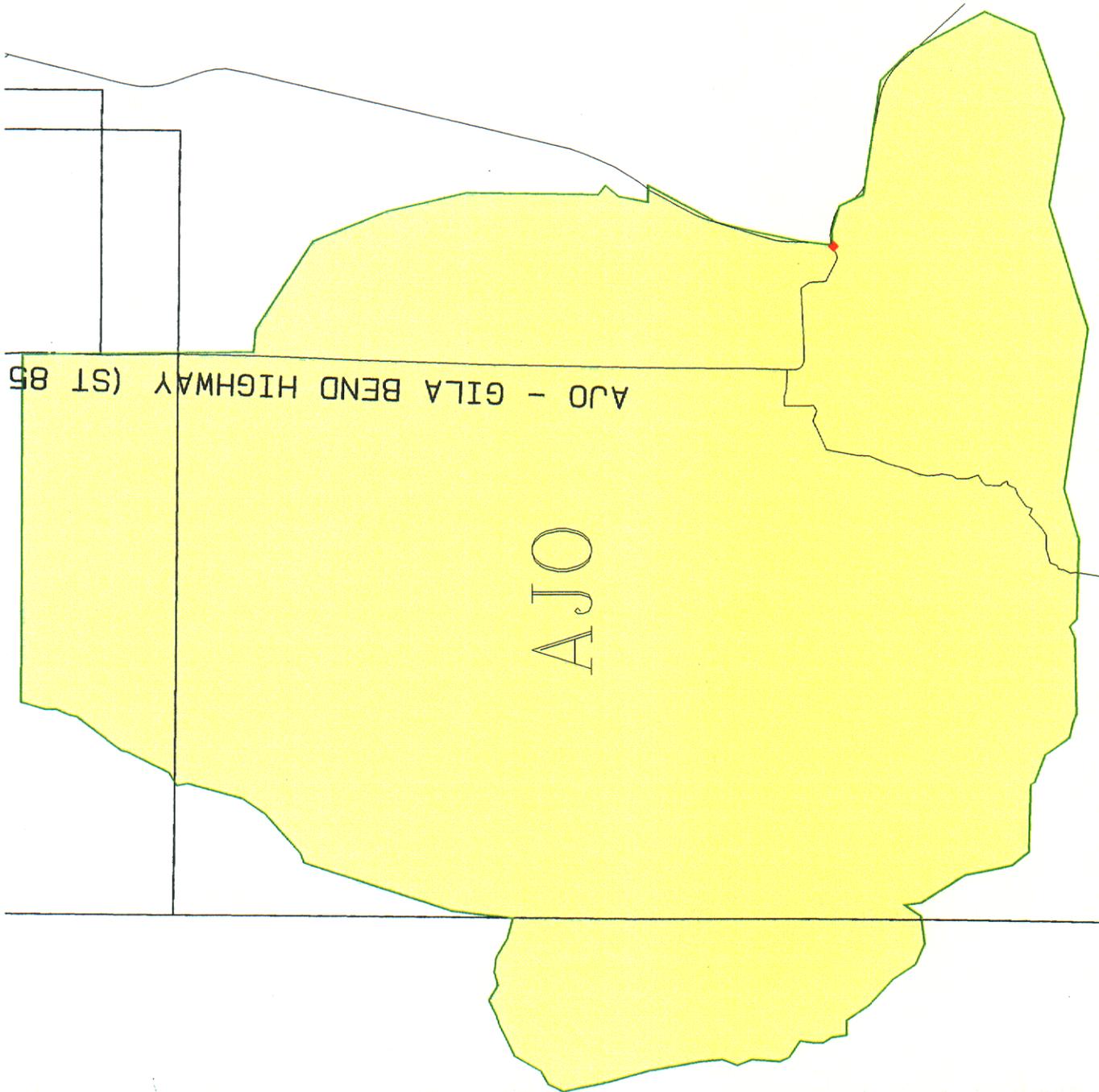


Index Map made 11/14/2008



Scale 1: 13,500

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Pima County Comprehensive

Land Use Plan

Ajo/Why Subregion

Public Libraries

-  Libraries
-  Major Streets
-  Major Washes
-  Administrative Boundaries
-  Subregion Extents

Statistics:
Count.....1

Pima County Index Map

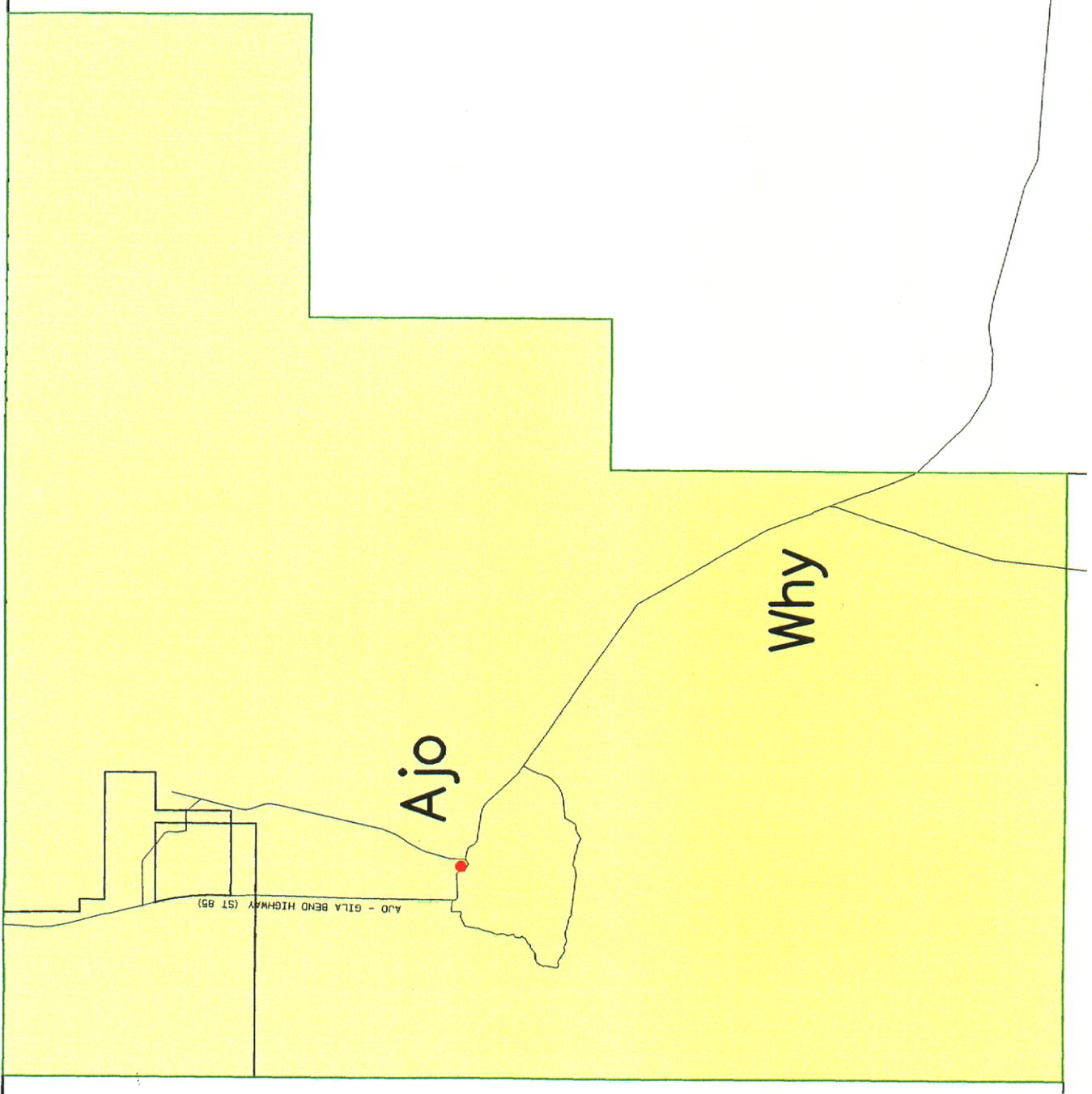


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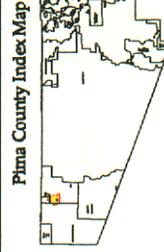
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**Pima County Comprehensive
Land Use Plan
Ajo Urbanizing Area
Public Libraries**

-  Major Streets
-  Major Washes
-  Administrative Boundaries
-  Libraries
-  Urbanizing Area Extentis

Statistics:
Count 1



Scale 1:13,500

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