DRAFT

Resources of the Catalina Foothills Subregion

Sonoran Desert Conservation and Comprehensive Land Use Plan 2001

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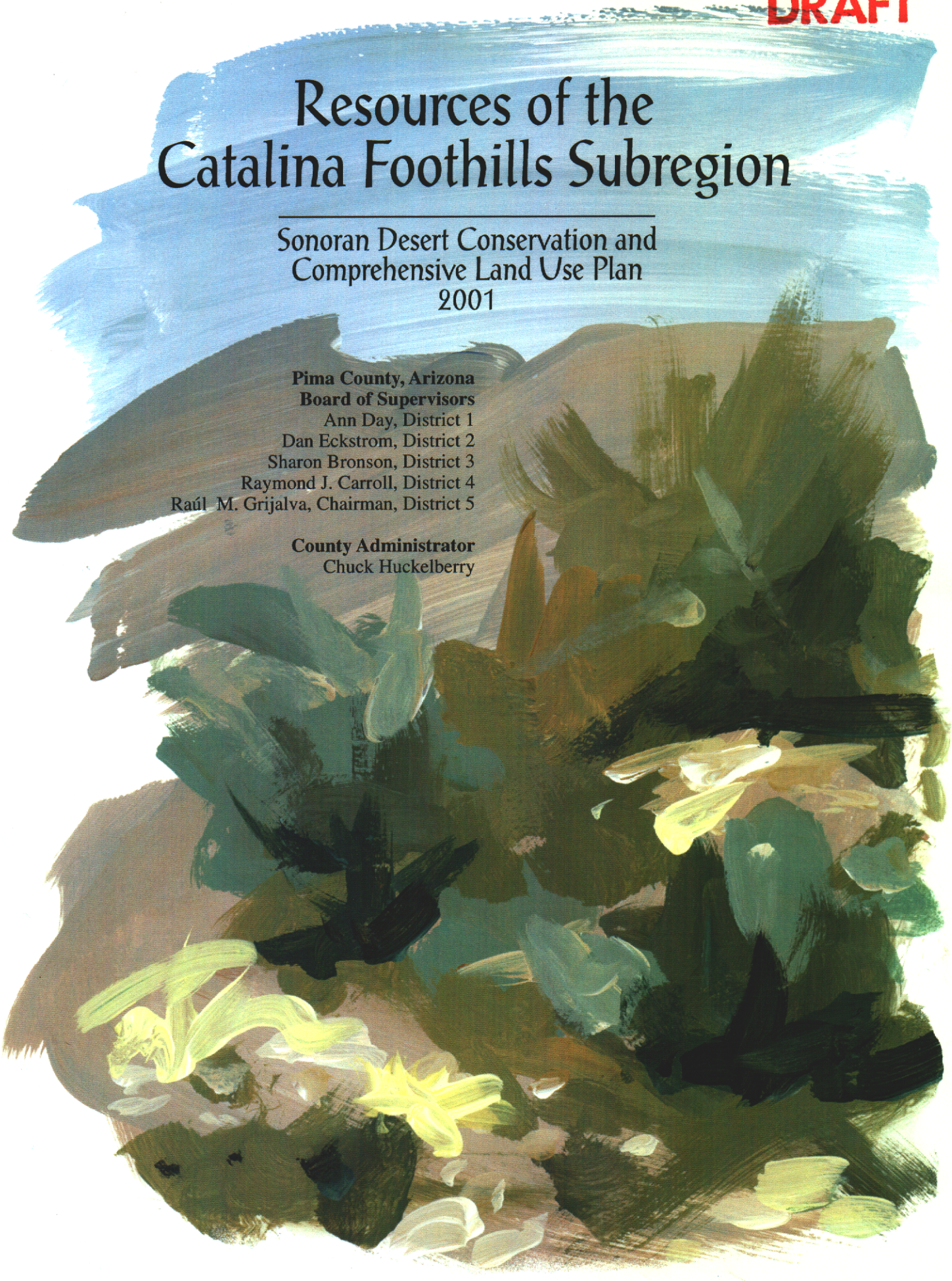
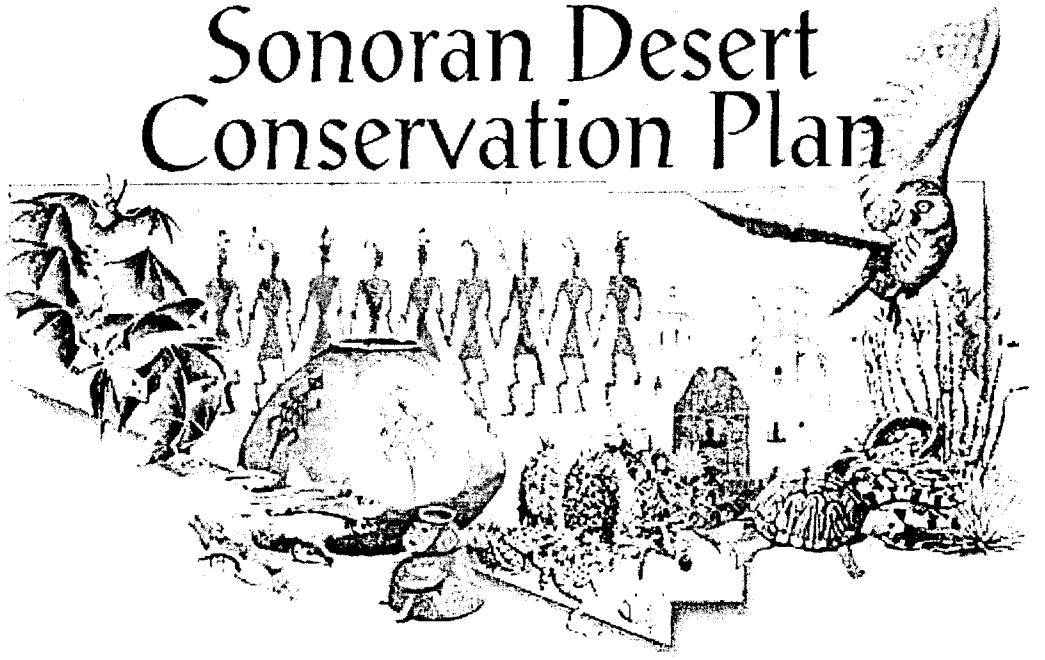


Sonoran Desert Conservation Plan



RESOURCES OF THE CATALINA FOOTHILLS SUBREGION

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RESOURCES OF THE CATALINA FOOTHILLS SUBREGION

I. Introduction to the Catalina Foothills Subregion

This document provides an inventory of infrastructure resources in the Catalina Foothills Subregion of Pima County. When viewed in terms of population, this subregion ranks second of the six in Eastern Pima County, with 73,856 people, according to the 2000 Census.

II. Transportation in the Catalina Foothills Subregion

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.

- Catalina Foothills Subregion -- Pima County maintains 483 miles of road in this subregion; 434 miles are paved. Average daily traffic volumes range from 66,000 on Oracle Road to 9,700 on Catalina Highway. Public transit is very limited; bicycle lanes are provided along certain corridors. Planned improvements include a number of bond projects and other safety and drainage improvements.

- Foothills Urbanizing Area -- The Foothills urbanizing area has 251 miles of county maintained roads; 242 miles are paved.

- Tanque Verde Urbanizing Area -- The Tanque Verde urbanizing area has 147 miles of county maintained roads; 138 miles are paved.

III. Water Resources in the Catalina Foothills Subregion

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. Within this short term, water supplies will probably keep up with human demand in the urban area if there is maximum utilization of CAP and treated wastewater and if conservation is accelerated. However, in the long term (beyond 25 years), the prognosis is more in doubt. Furthermore, even in the short term, there may be water supply problems in areas not within actual reach of CAP or reclaimed wastewater, if water use increases there.

IV. Fiscal Resources in the Catalina Foothills Subregion

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. In terms of taxes paid to Pima County Government, all of Pima County residents paid an amount on the order of $220 million while Eastern Pima County residents paid most of this, at $219 million. The Catalina Foothills Subregion pays a substantial percent of the total:

	Taxes Paid
Eastern Pima County	$ 219 million
Foothills	$ 30.3 million (14 %)
Tanque Verde	$ 7.5 (3.4 %)

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.

- In the Catalina Foothills Subregion, business centers have an average full cash value of $628,874 per acre, while mobile homes average $ 15,874 per acre.

3. Location of Residential Components of Built Environment: On a county wide basis, 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 the Catalina Foothills Subregion -- In the Catalina Foothills Subregion, there are 21,936 single family homes on 25,189 acres; the average full cash value is $182,065 per acre.

- Multi Family Homes in the Catalina Foothills Subregion -- In the Catalina Foothills Subregion, there are 6115 multi family homes on 2198 acres; the average full cash value is $488,043.

- Mobile Homes in the Catalina Foothills Subregion -- In the Catalina Foothills Subregion, there are 54 mobile homes on 361 acres; the average full cash value is $15,874.

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 the Subregion 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.

LAND USE TYPES	FULL CASH VALUE/ ACRE - PIMA	FULL CASH VALUE/ ACRE - FH
Business centers	$ 586,489 / acre	$ 628,874
Malls and strip centers	$ 508,573 / acre	$ 560,122
Restaurants	$ 393,106 / acre	$ 527,662
Multi-family residences	$ 341,868 / acre	$ 488,043
Hotel, motel, resort	$ 340,328 / acre	$ 511,134
Grocery, retail, con	$ 283,480 / acre	$ 433,338
Single family residences	$ 185,886 / acre	$ 182,065
Warehouses / industrial	$ 154,129 / acre	$ 209,942
Mobile homes	$ 25,098 / acre ($12,820 / home)	$ 15,874

5. Service Demand Inside and Out of Infrastructure Service Area Boundaries: State law allows Pima County to plan for and regulate infrastructure service area boundaries beyond which the County may limit or prescribe conditions on the publicly financed extension of water, sewer and street improvements. Regulations must include the procedure for determining the initial infrastructure boundary and a method and procedures for adjusting the infrastructure service area boundaries.

Currently, from the perspective of maintaining the tax base and ensuring proper infrastructure investment at the time of development, Pima County has an effective service area, and an ineffective service area. The boundary between the two areas is drawn by the location of the sewer system. There is a near one-to-one relationship between the percent of taxes paid by watershed, and the percent that each watershed has in sewer system infrastructure.

PERCENT OF TOTAL TAXES PAID COMPARED TO PERCENT REGIONAL SEWER SYSTEM		
WATERSHED	PERCENT OF TOTAL TAXES	PERCENT SEWER SYSTEM
Middle Santa Cruz	**77 %**	**78.8 %**
Tortolita Fan	14.6 %	13.4 %
Upper Santa Cruz	5.4 %	5.5 %
Altar Valley	1.3 %	2.3 %
Avra Valley	0.8 %	0 %
Cienega Rincon	0.77 %	0 %
Middle San Pedro	0.02 %	0 %

The sanitary sewer system service area map serves as a starting point for a rational delineation of a service area boundary for Pima County. The area covered by the existing sewer system service area is only 9 percent of Eastern Pima County, but that land base contributes 89 percent of the taxes paid in Eastern Pima County. Land use types have a far greater average full cash value per acre when located within the area, than when located outside. The average full cash value of a single family residence within the area is $274,084, while outside the area, such value drops to $51,862. About 88 percent of Eastern Pima County's population is found within the existing service area, but land uses outside the area cover substantial acreage, and a disproportionate percent of public works infrastructure (non-sewer system public infrastructure) is found outside the service area.

6. Service demand outside the infrastructure service area boundary: Unregulated development accounts for up to 40 percent of the way Pima County accommodates population growth, and 62 percent of mobile home land use occurs outside of the boundaries of the 16 urbanizing areas of Pima County. The 2000 census shows that in watersheds where Pima County is receiving very little in tax revenue, we are accommodating substantial populations of residents:

Avra Valley, which covers 221,404 acres but paid about the same in taxes as two sections (or 1280 acres) of regulated development in Green Valley, is accommodating a population of 24,506.

The Cienega-Rincon watershed (which is part of the Southeast Subregion) has nearly the same financial portfolio as Avra Valley and approximately the same population, but it covers 318,535 acres. Altar Valley, which sweeps across 713,000 acres, paid about the same in taxes as 3 sections (or 1,920 acres) of regulated development in unincorporated Pima County, is accommodating almost 50,000 people.

The areas outside the infrastructure service boundary established by the sewer system service area tend not to cover the cost of a single General Fund service -- calls by the Sheriff's Department. Sheriff's Department calls represent only 18 percent of the county budget funded by the primary tax levy. Therefore, all other services required by the residents of far flung areas -- including expensive services such as health care and the justice system -- are further costs that are not covered by the contribution that this land use makes to Pima County. The study of service demand demonstrates that when Pima County accommodates population outside of the regulated process and without sewer infrastructure, the cost of services out paces the contribution of the taxes generated by that land use.

LOCATION	PRIMARY TAXES PAID	COST DEPUTY SERVICES	SHORTFALL
1. Arivaca	$9,706 / section	$39,270 for 187 calls	- $29,564
2. Three Points	$24,567 / section	$37,800 for 180 calls	- $13,233
3. Taylor Lane	$43,108 / section	$62,790 for 299 calls	- $19,682
4. Southwest	$43,669 / section	$189,210 for 901 calls	- $145,541
5. Picture Rocks	$74,250 / section	$125,580 for 598 calls	- $51,330
6. Picture Rocks	$76,449 / section	$108,570 for 517 calls	- $32,121

7. Service Demand Within the Infrastructure Service Boundary: The areas inside the infrastructure service boundary established by the sewer system service area tend to cover the cost of calls by the Sheriff's Department.

LOCATION	PRIMARY TAXES PAID	COST DEPUTY SERVICES	DIFFERENCE
1. Tucson Mnts	$258,716 / section	$44,310 for 211 calls	+ $214,406
2. Catalina Hwy	$272,449 / section	$73,500 for 350 calls	+ $198,949
3. River Road	$802,338 / section	$49,770 for 237 calls	+ $752,568
4. LaCanada	$295130 / section	$140,910 for 671 calls	+ $154,220
5. First Avenue	$620,246 / section	$116,130 for 553 calls	+ $504,116

A review of other services, both publicly funded services and private amenities, demonstrates that the boundaries of the infrastructure service area, established by the sewer system service area, tend to capture the bulwark of facilities and the majority of services, with the exception of the road system, bridges and culverts. Public libraries are found more often in the center than on the edge of the urban areas. Health and hospital facilities are found in urban areas and along main streets and roads.

8. Other Facilities and Services: Maps in the Appendix illustrate the location and extent of facilities such as health facilities, public libraries and swimming pools.

V. Conclusion

The Catalina Foothills Subregion is one of the three smallest of six subregions in Eastern Pima County; it ranks second in terms of population.

The subregion ranks first of six for number of single family and multi family homes; it ranks sixth of six in the land use category of mobile homes.

The subregion ranks second in commercial land use types for business centers, malls, restaurants and hotels.

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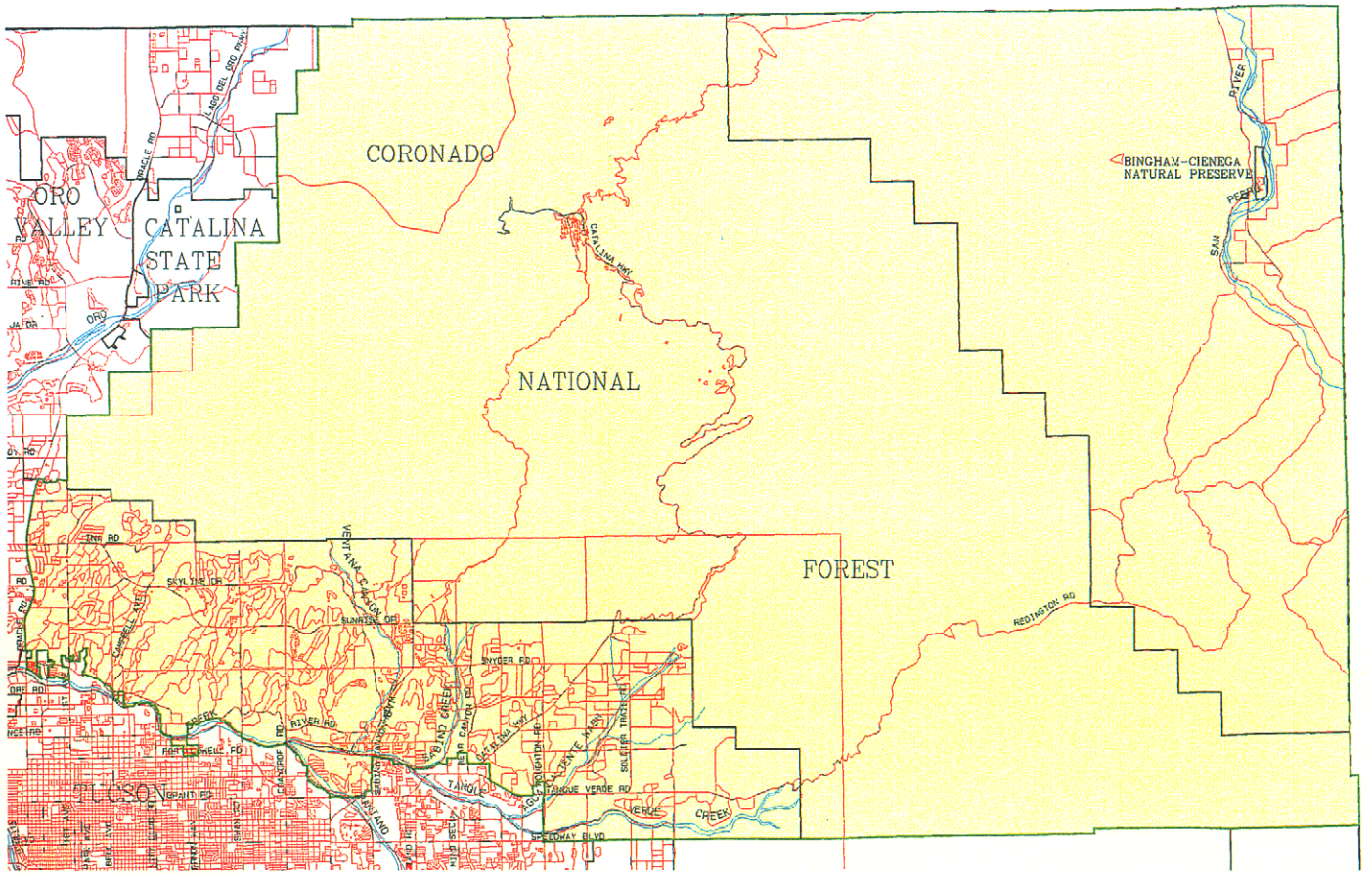
Pima County Comprehensive Land Use Plan

Catalina Foothills Subregion

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

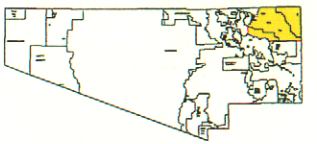


- Census Blocks
- Major Streets
- Major Washes
- Administrative Boundaries
- Subregion Extents

Statistics:

Population Estimate: 73,856

Pima County Index Map



Index Map Scale 1:1,500,000

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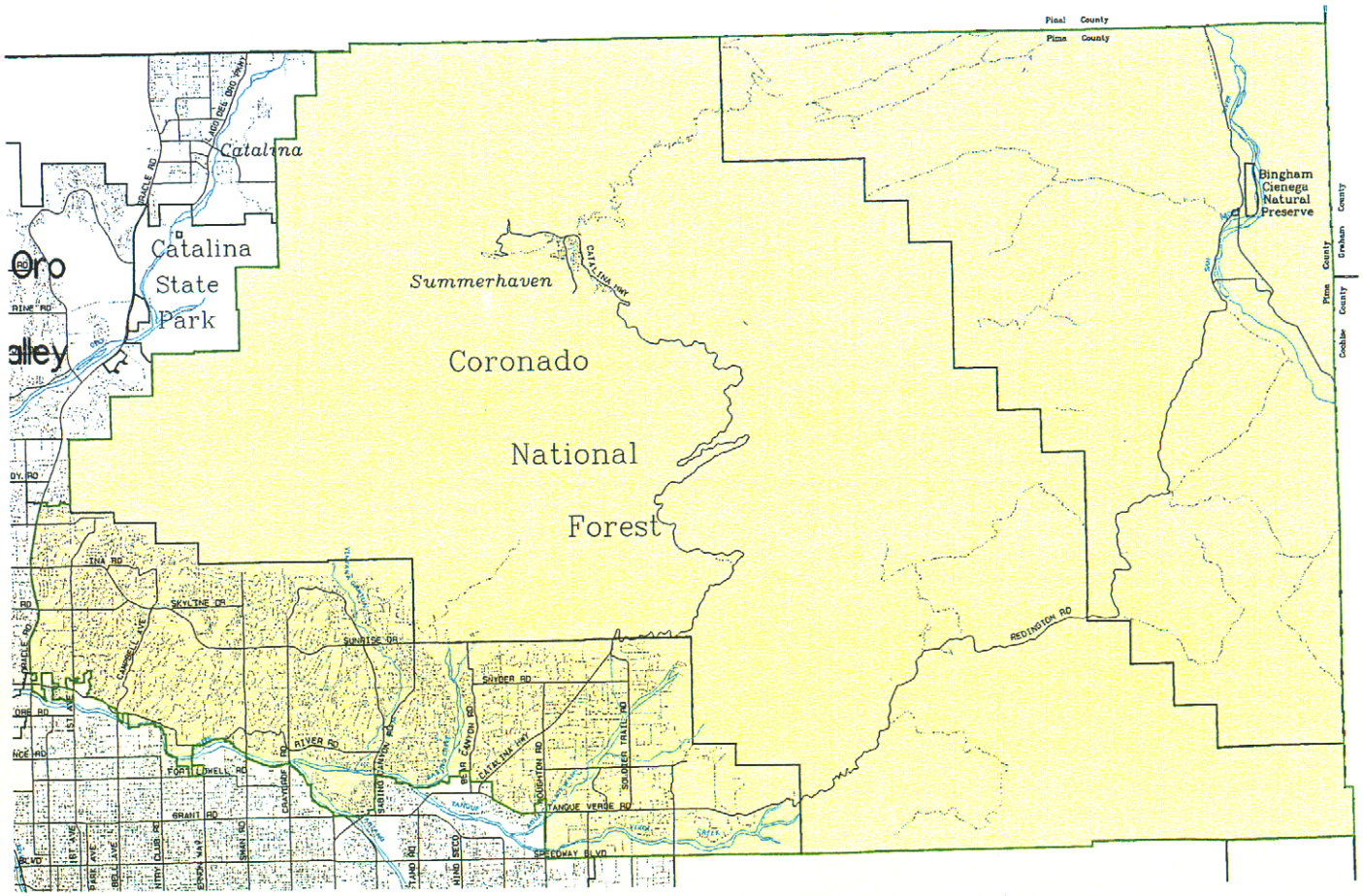
Pima County Comprehensive Land Use Plan

Catalina Foothills Subregion

Road System



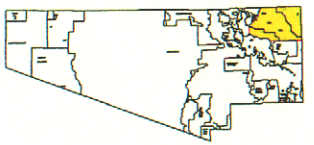
- Major Streets
- Major Washes
- Administrative Boundaries
- Minor Roads
- Subregion Extents

Statistics:

Not maintained by Pima County 349

Maintained by Pima County
Paved 434
Dirt 49

Pima County Index Map



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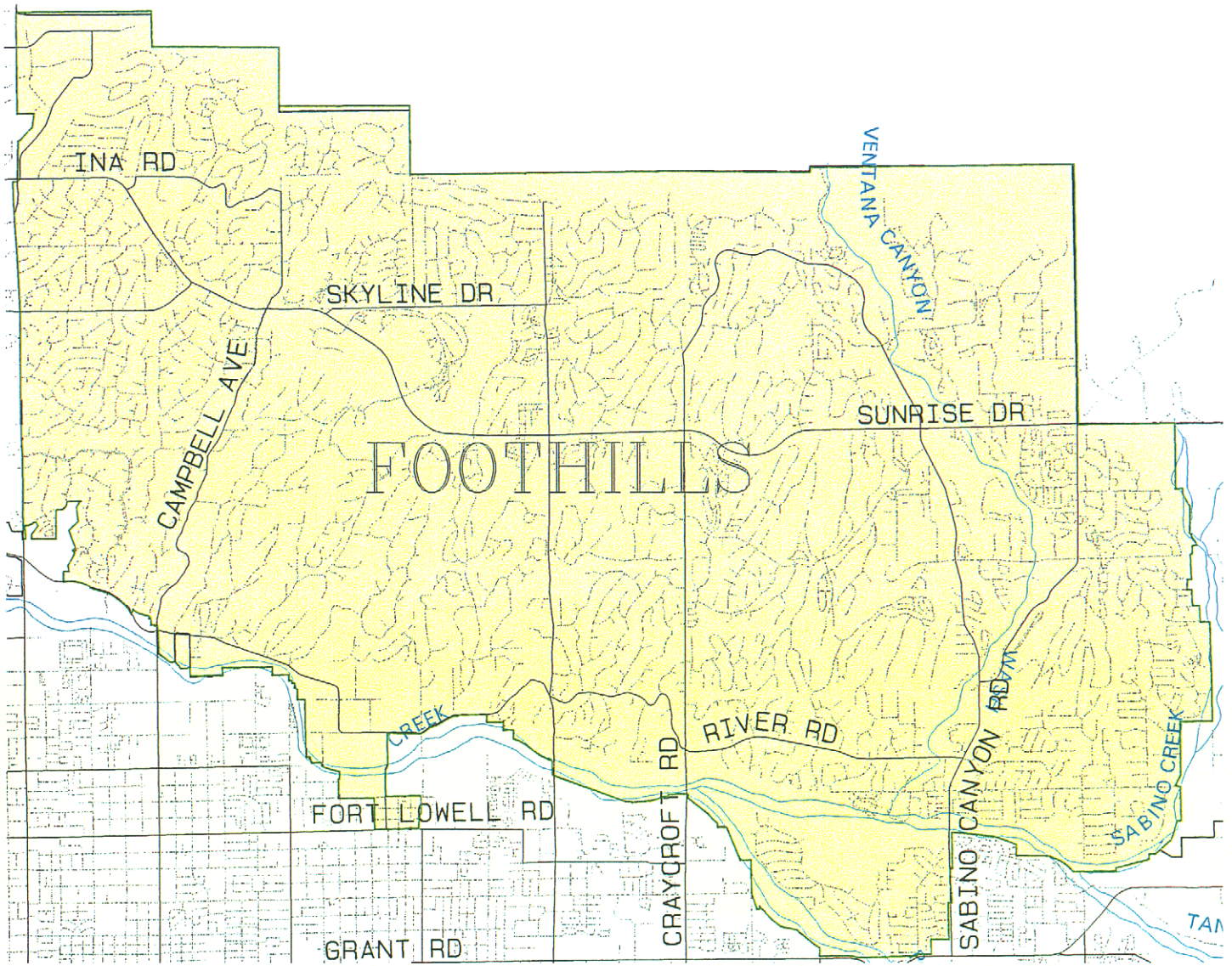
Pima County Comprehensive Land Use Plan

Foothills Urbanizing Area

Road System



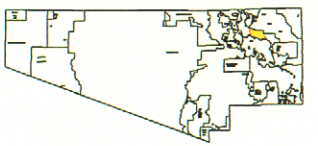
- Major Streets
- Major Washes
- Administrative Boundaries
- Minor Roads
- Urbanizing Area Extents

Statistics:

Not maintained by Pima County 170

Maintained by Pima County
Paved 242
Dirt 9

Pima County Index Map



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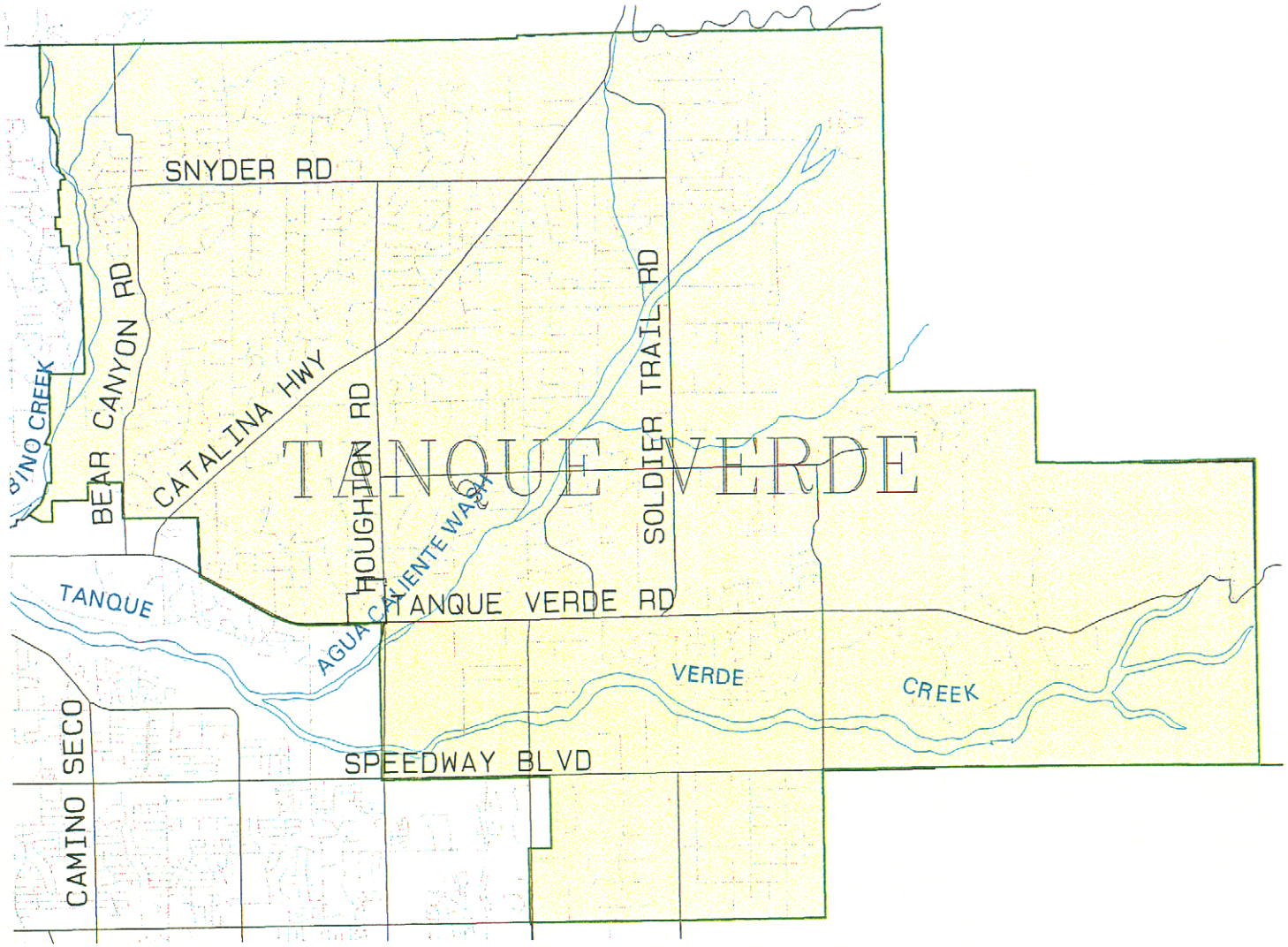
Pima County Comprehensive Land Use Plan

Tanque Verde Urbanizing Area

Road System



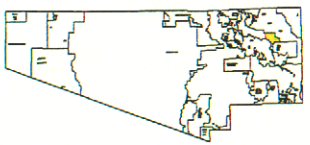
- Major Streets
- Major Washes
- Administrative Boundaries
- Minor Roads
- Urbanizing Area Extents

Statistics:

Not maintained by Pima County 55

Maintained by Pima County
Paved 138
Dirt 9

Pima County Index Map



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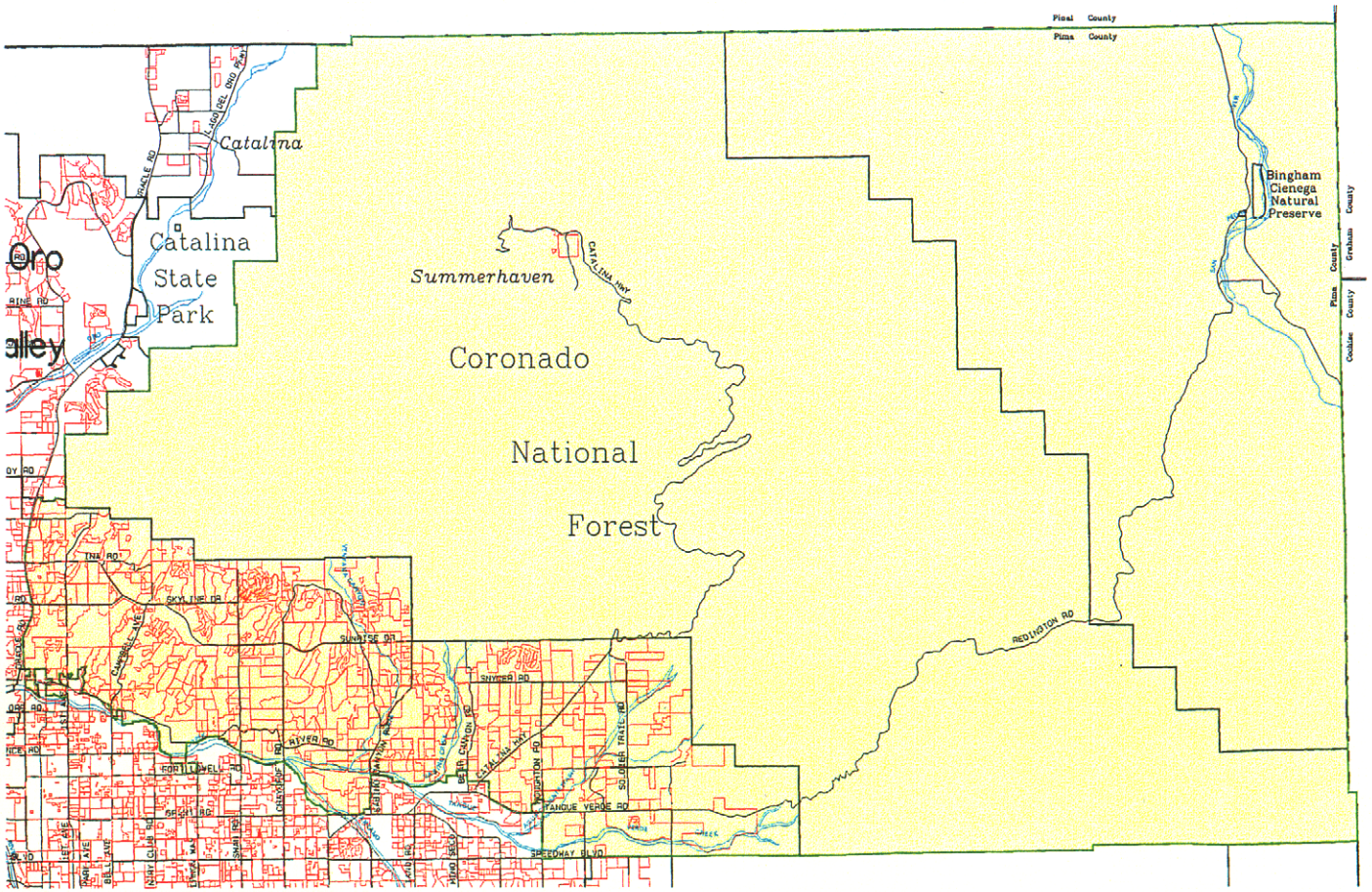
28-FEB-2001

Pima County Comprehensive Land Use Plan

Catalina Foothills Subregion

Subdivisions

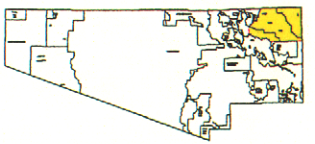


- Major Streets
- Major Washes
- Administrative Boundaries
- Subdivisions
- Subregion Extents

Statistics:

Count 879
Acres ... 33,019

Pima County Index Map



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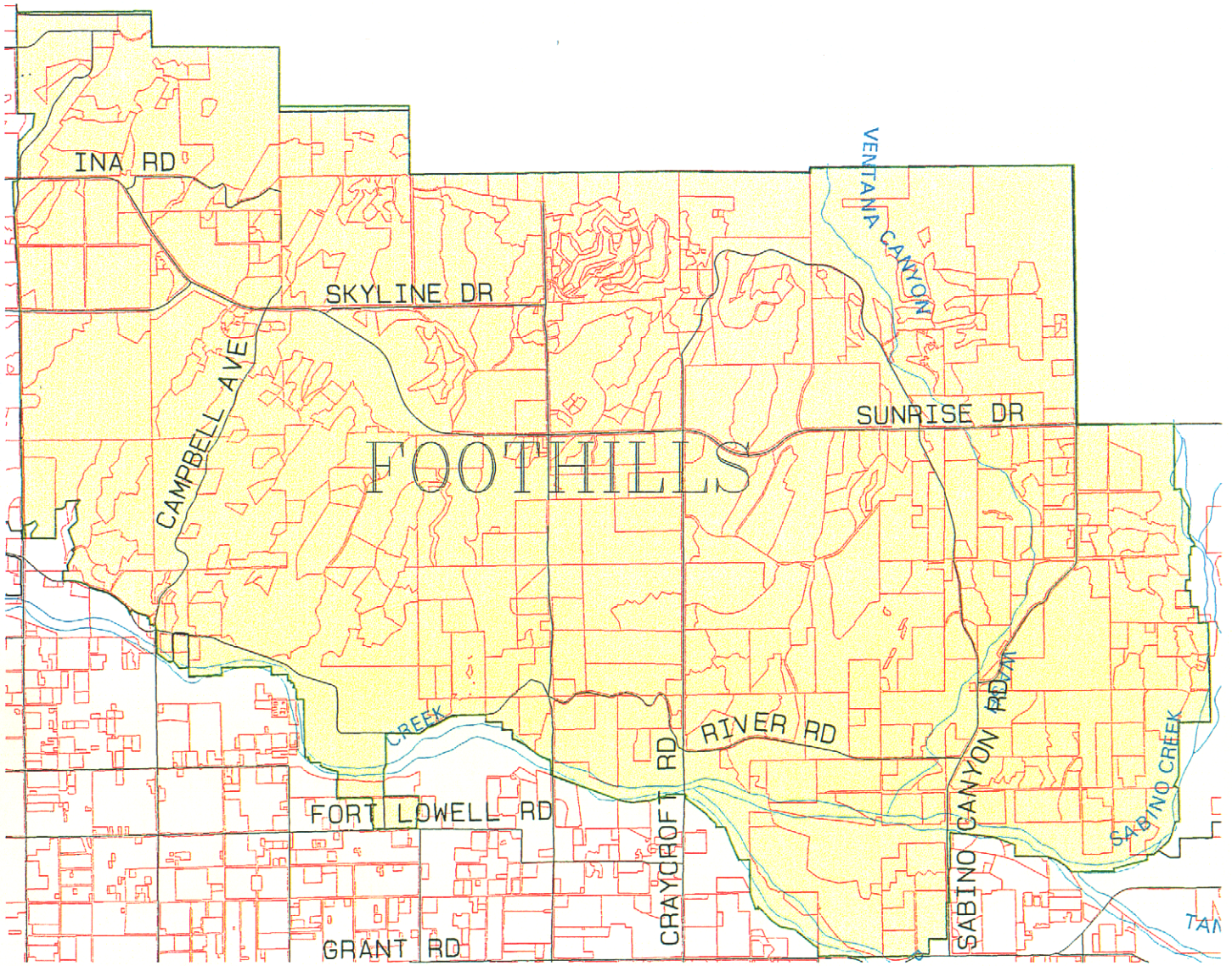
Pima County Comprehensive Land Use Plan
Foothills Urbanizing Area

Subdivisions

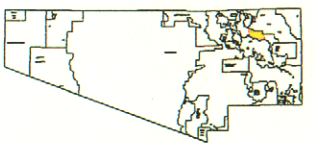


- Major Streets
- Major Washes
- Administrative Boundaries
- Subdivisions
- Urbanizing Area Extents

Statistics:

Count 587
Acres 22,203

Pima County Index Map



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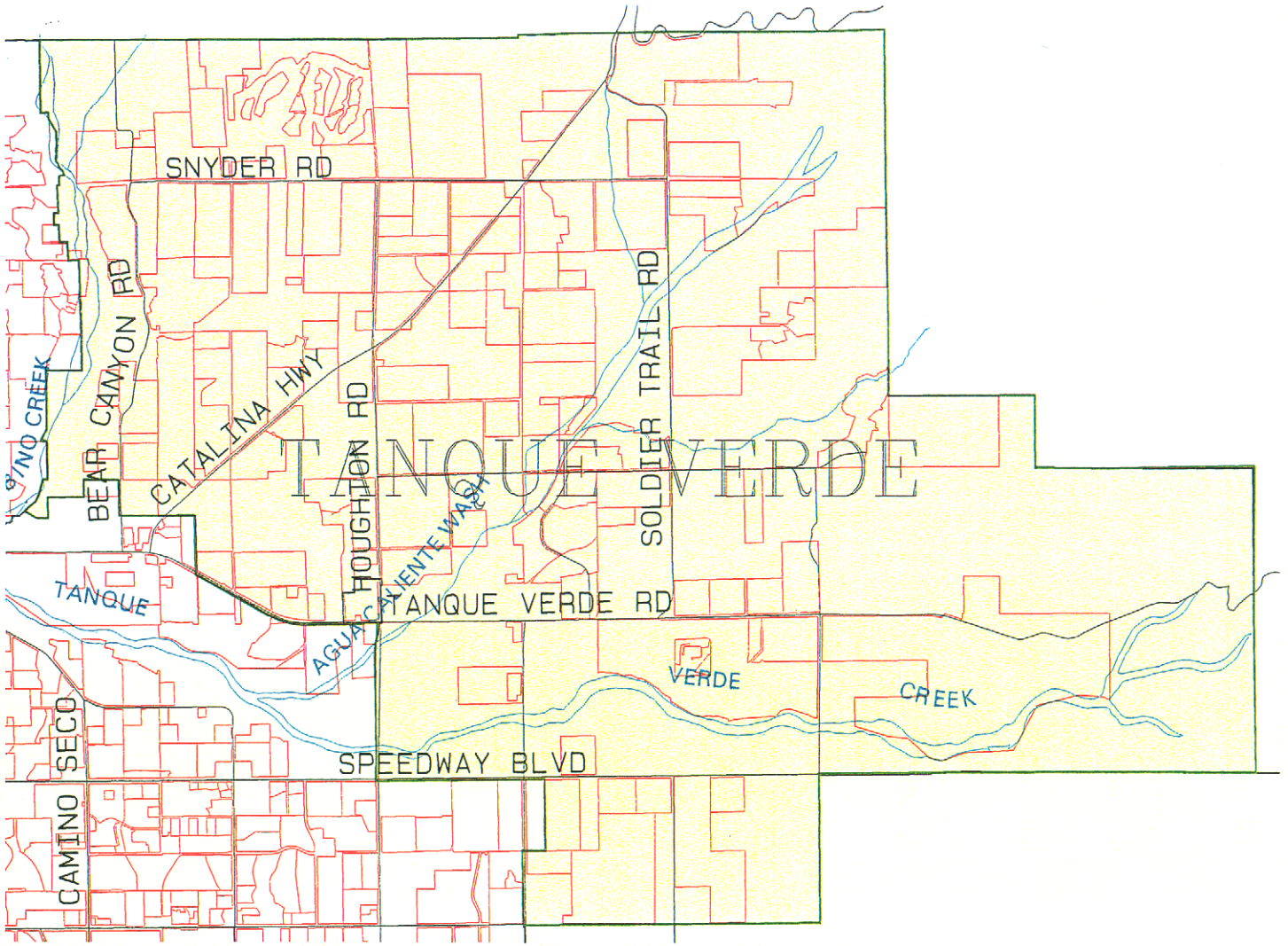
Pima County Comprehensive Land Use Plan

Tanque Verde Urbanizing Area

Subdivisions

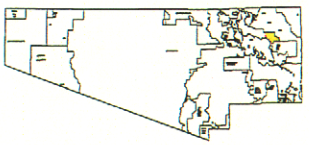


- Major Streets
- Major Washes
- Administrative Boundaries
- Subdivisions
- Urbanizing Area Extents

Statistics:

Count 169
Acres 9,511

Pima County Index Map



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Pima County Comprehensive Land Use Plan

Catalina Foothills Subregion

Single Family Residential Housing

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

Statistics:

Count......	21,936
Acres......	25,189
Land FCV..	$1,322,515,132
Imprv FCV..	$3,242,493,435
Total FCV..	$4,586,056,124
FCV/Acre...	$ 182,065

Pima County Index Map

Index Map Scale 1:1,500,000

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N

Scale 1:60,000

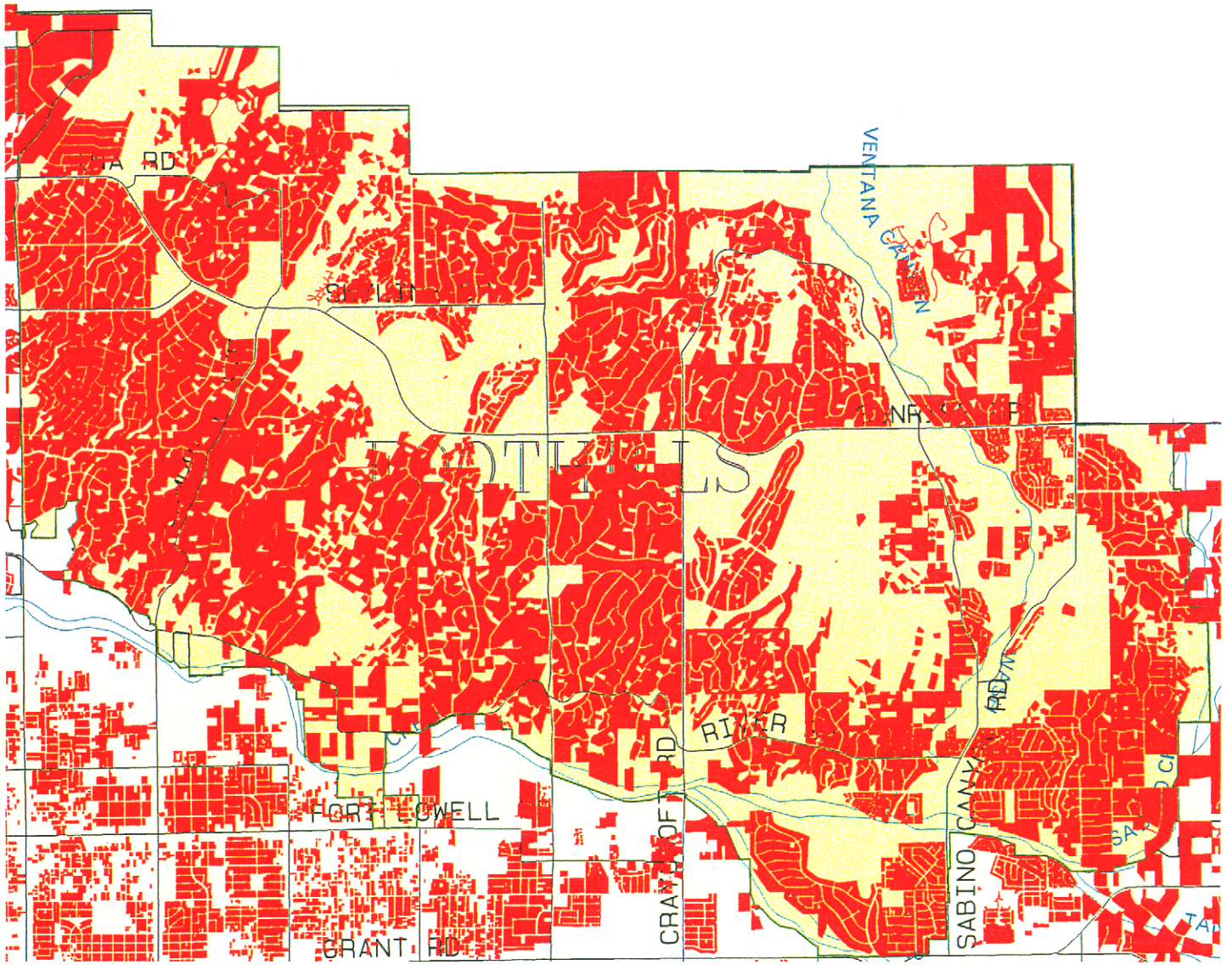
/mercury3/colan/cf/amls/sfr_tu.aml

08-FEB-2001

Pima County Comprehensive Land Use Plan

Foothills Urbanizing Area

Single Family Residential Housing

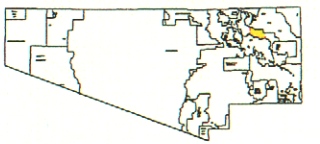


- Major Streets
- Major Washes
- Administrative Boundaries
- Single Family Residential Parcels
- Urbanizing Area Extents

Statistics:

Count	
Acres	
Land FCV	$ 921,
Imprv FCV	$2, 391,
Total FCV	$3, 321,
FCV/Acre	$ 243,

Pima County Index Map



Index Map Scale 1:1,500,000

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N

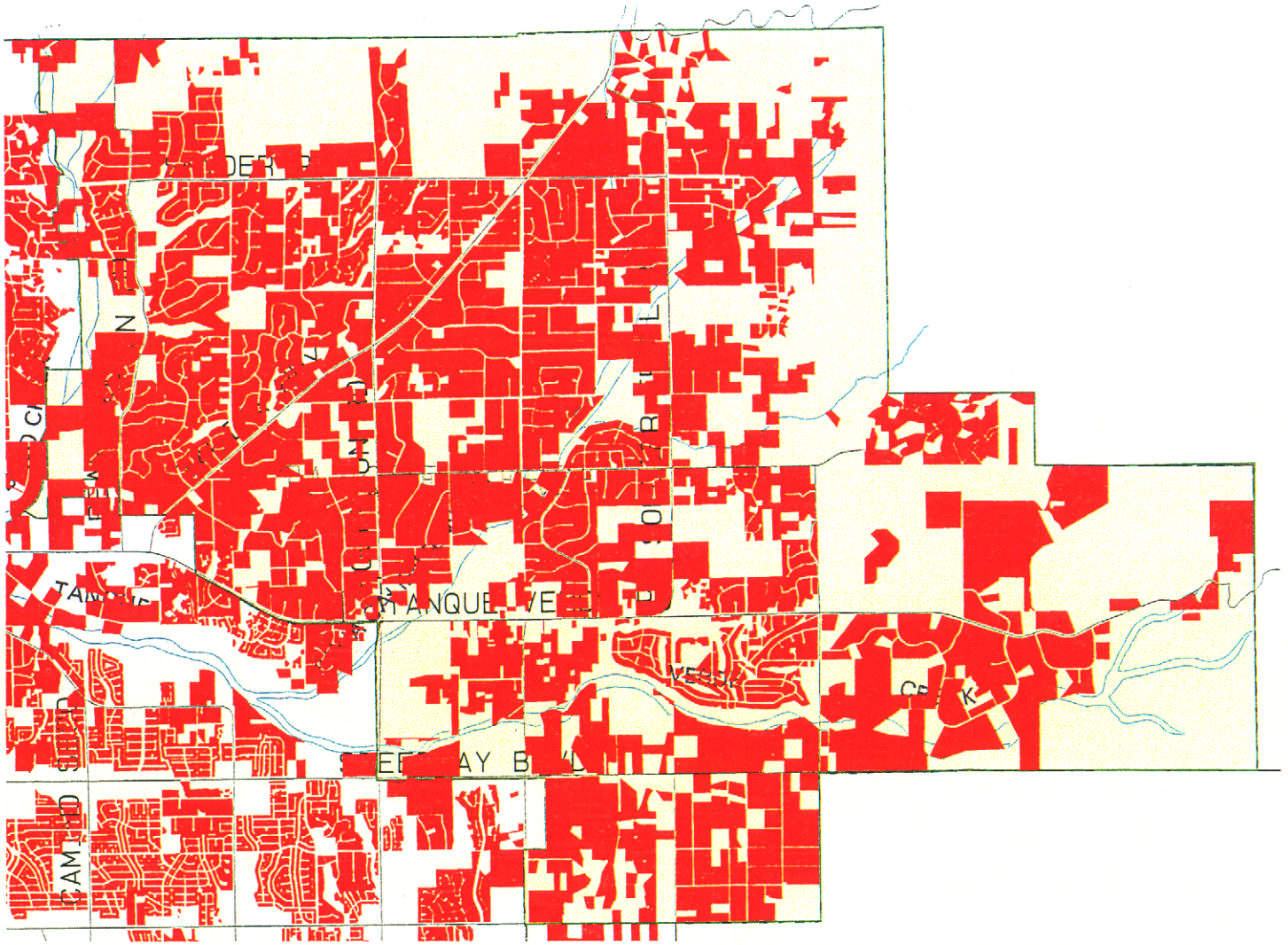
Scale 1: 17, 000

20-FEB-2001

/mercury3/cplan/urbanize/foothills/aml s/sfr_fh.aml

Pima County Comprehensive Land Use Plan

Tanque Verde Urbanizing Area



Single Family Residential Housing

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

Statistics:

Count		5,711
Acres		10,686
Land FCV	$	339,502,643
Imprv FCV	$	697,081,953
Total FCV	$	1,041,632,904
FCV/Acre	$	97,476

Pima County Index Map

Index Map Scale 1:1,500,000

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N

Scale 1: 15,000

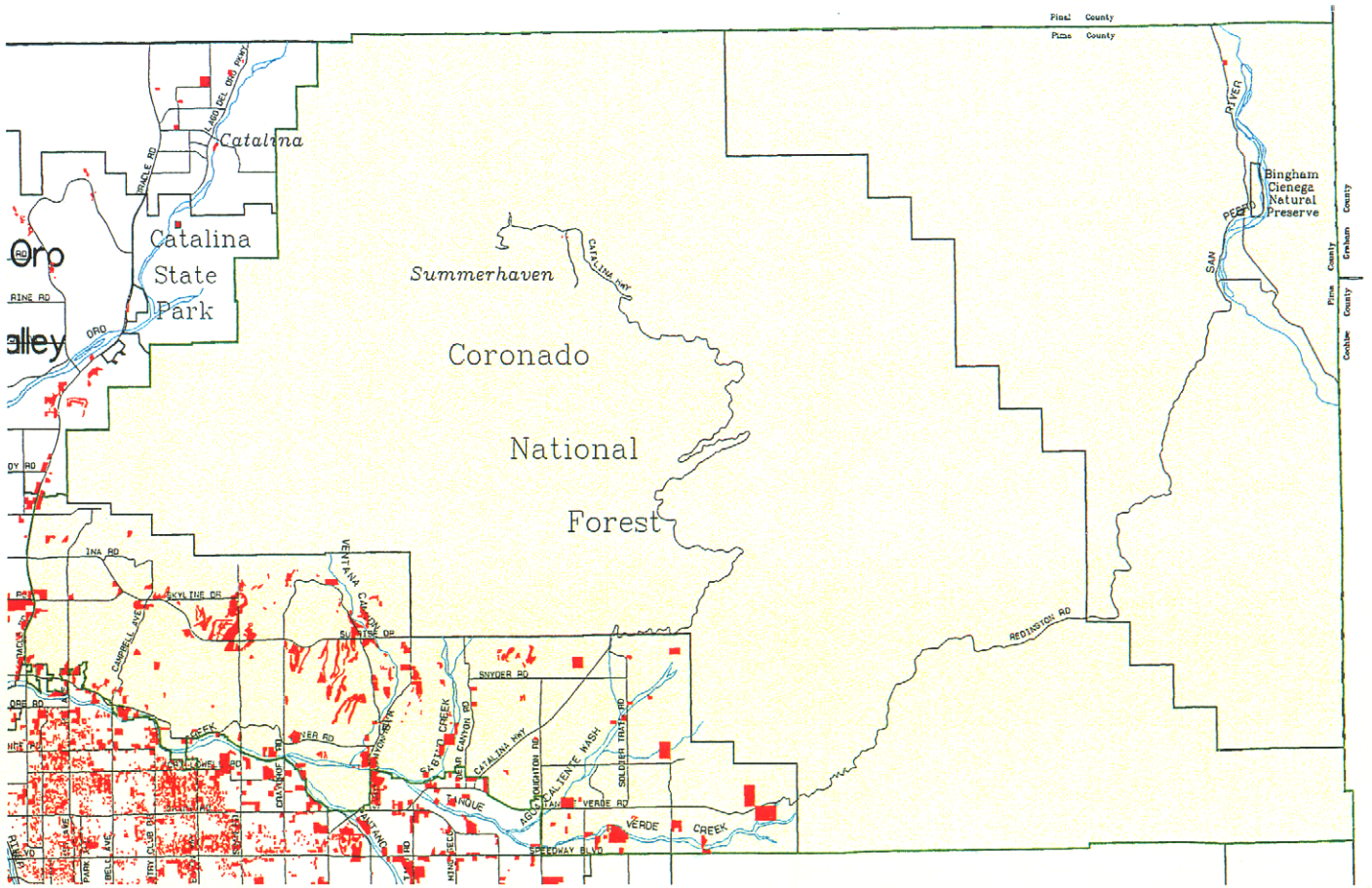
20-FEB-2001

/mercury3/cplan/urbanize/tanquev/amls/sfr_st.aml

Pima County Comprehensive Land Use Plan

Catalina Foothills Subregion

Multiple Family Residential Housing

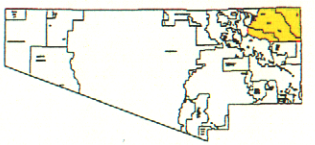


- Major Streets
- Major Washes
- Administrative Boundaries
- Multi-Family Residential Parcels
- Subregion Extents

Statistics:

Count.....	6,115
Acres.....	2,198
Land FCV.$	225,370,827
Imprv FCV.$	806,012,350
Total FCV.$	1,072,720,100
FCV/Acre..$	488,043

Pima County Index Map



Index Map Scale 1:1,500,000

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Scale 1: 60,000

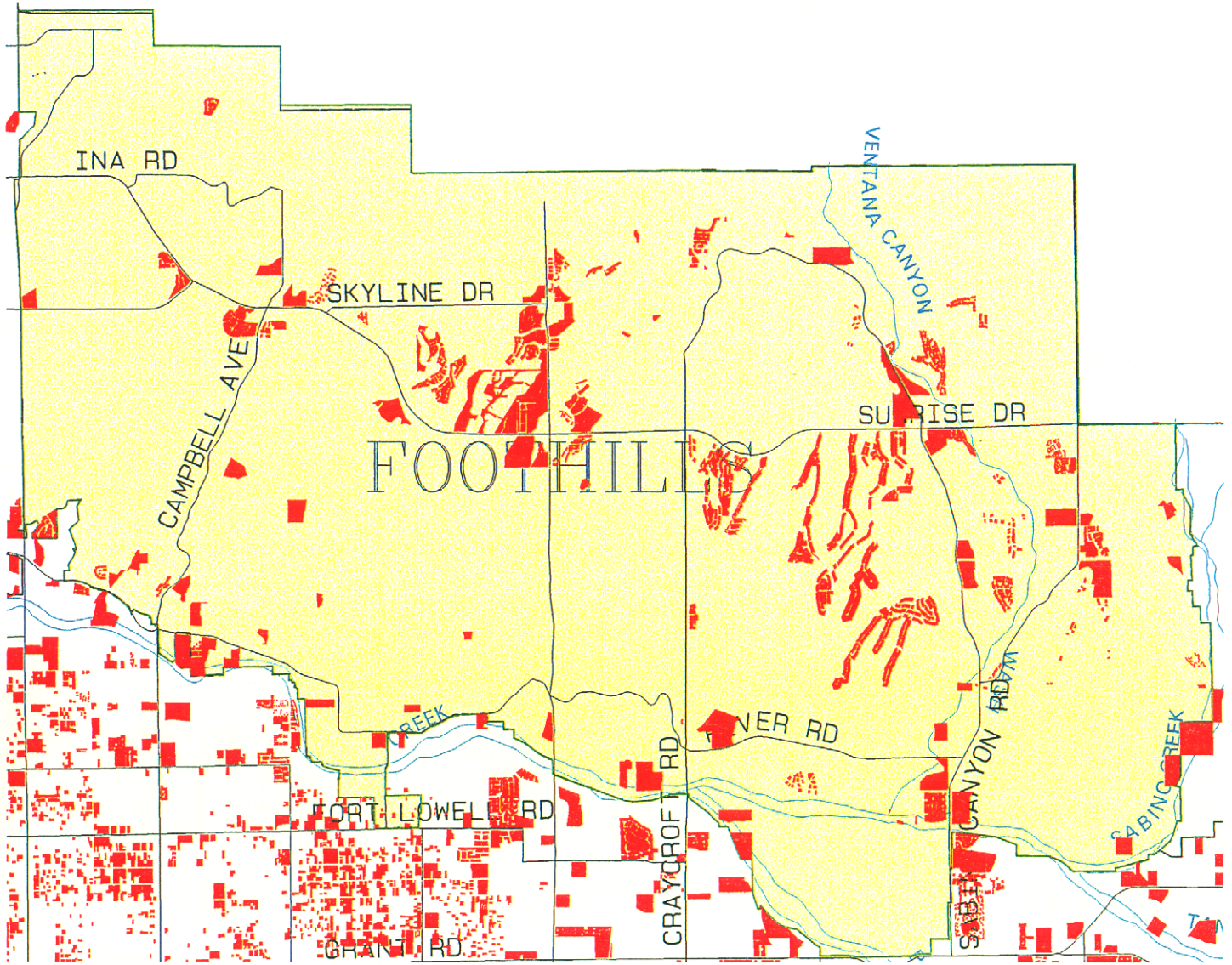
08-FEB-2001

/mercury3/cplan/catrt/aml s/mfr_cf.aml

Pima County Comprehensive Land Use Plan

Foothills Urbanizing Area

Multiple Family Residential Housing

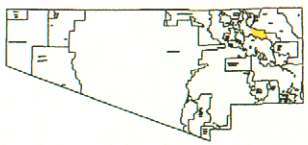


- Major Streets
- Major Washes
- Administrative Boundaries
- Multi-Family Residential Parcels
- Urbanizing Area Extents

Statistics:

Count		5,375
Acres		1,357
Land	FCV	$194,168,395
Imprv	FCV	$724,321,167
Total	FCV	$945,274,734
FCV/Acre		$ 696,592

Pima County Index Map



Index Map Scale 1:1,500,000

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N

Scale 1: 17,000

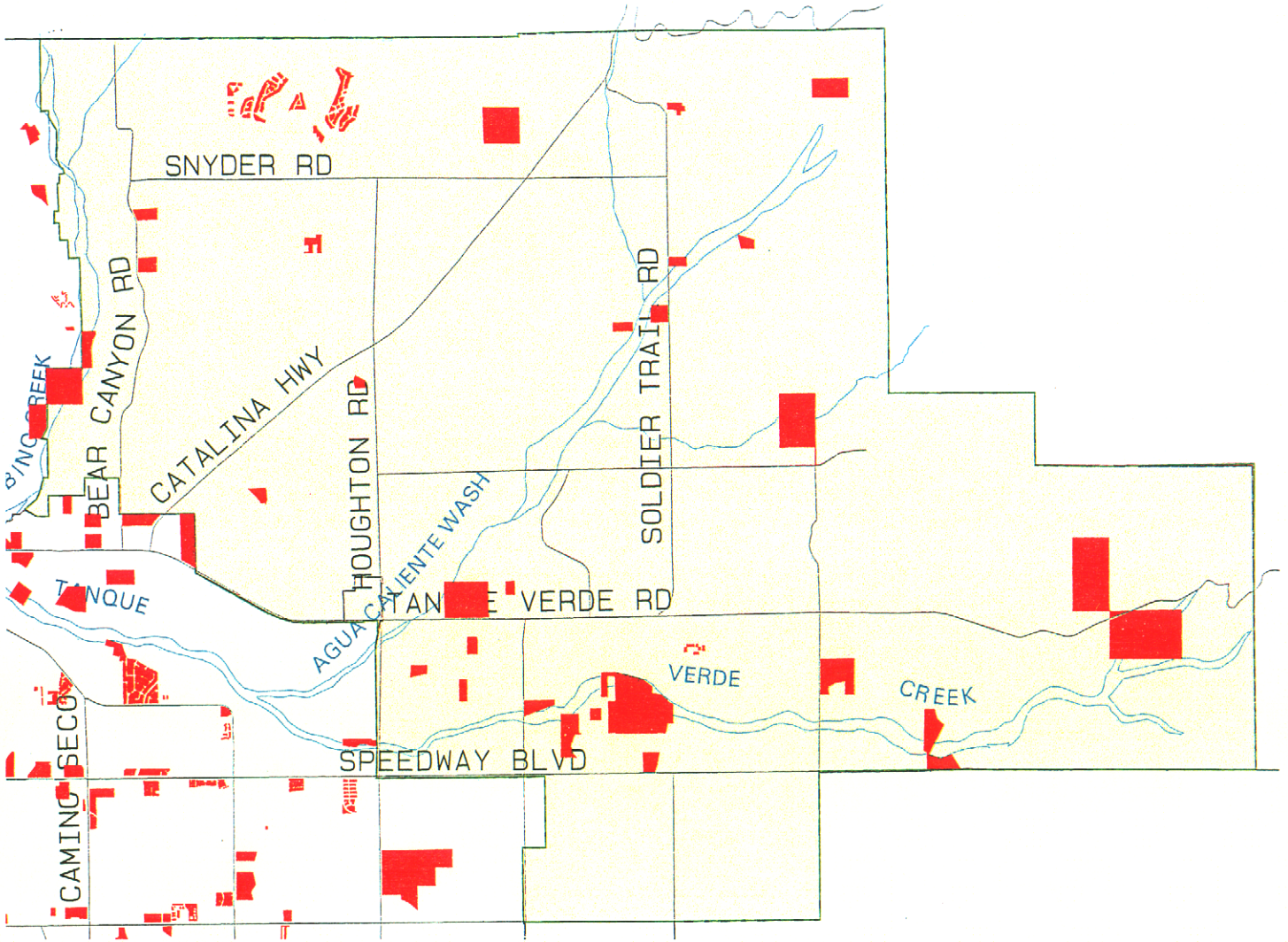
21-FEB-2001

/mercury3/cplan/urbanize/foothills/amls/mfr_fh.aml

Pima County Comprehensive Land Use Plan

Tanque Verde Urbanizing Area

Multiple Family Residential Housing

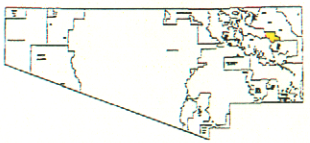


- Major Streets
- Major Washes
- Administrative Boundaries
- Multi-Family Residential Parcels
- Urbanizing Area Extents

Statistics:

Count		304
Acres		116,955
Land	FCV	$20,557,265
Imprv	FCV	$46,378,999
Total	FCV	$85,376,997
FCV/Acre		$ 116,955

Pima County Index Map



Index Map Scale 1:1,500,000

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N

Scale 1: 16,000

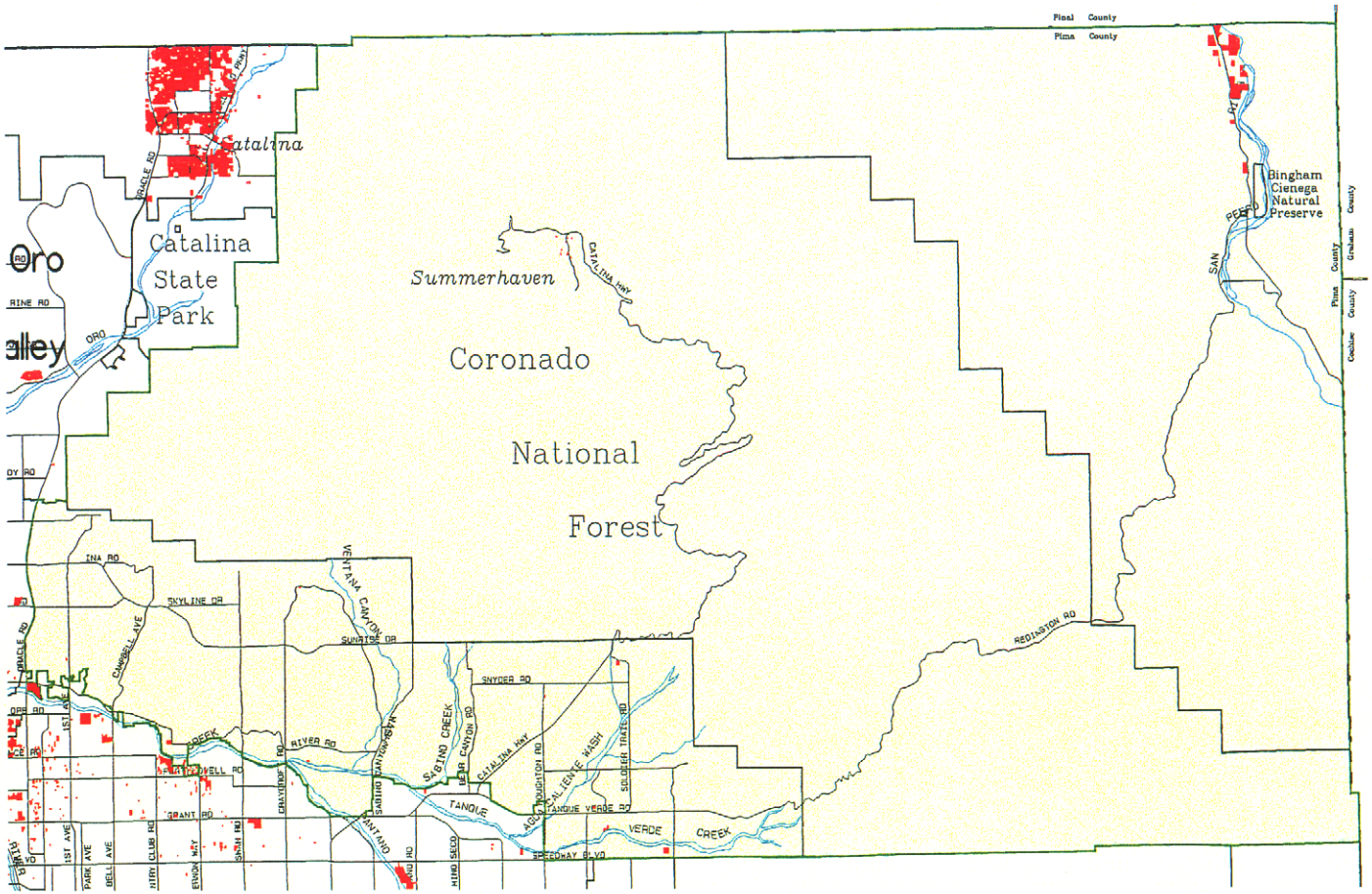
22-FEB-2001

/mercury3/cplan/urbanize/tanquev/amls/mfr_tv.aml

Pima County Comprehensive Land Use Plan

Catalina Foothills Subregion

Mobile Homes

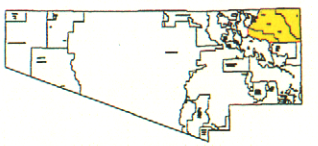


- Major Streets
- Major Washes
- Administrative Boundaries
- Mobile Home Parcels
- Subregion Extents

Statistics:

Count	54
Acres	361
Land FCV	$3,610,769
Imprv FCV	$1,784,253
Total FCV	$5,730,529
FCV/Acre	$ 15,874

Pima County Index Map



Index Map Scale 1:1,500,000

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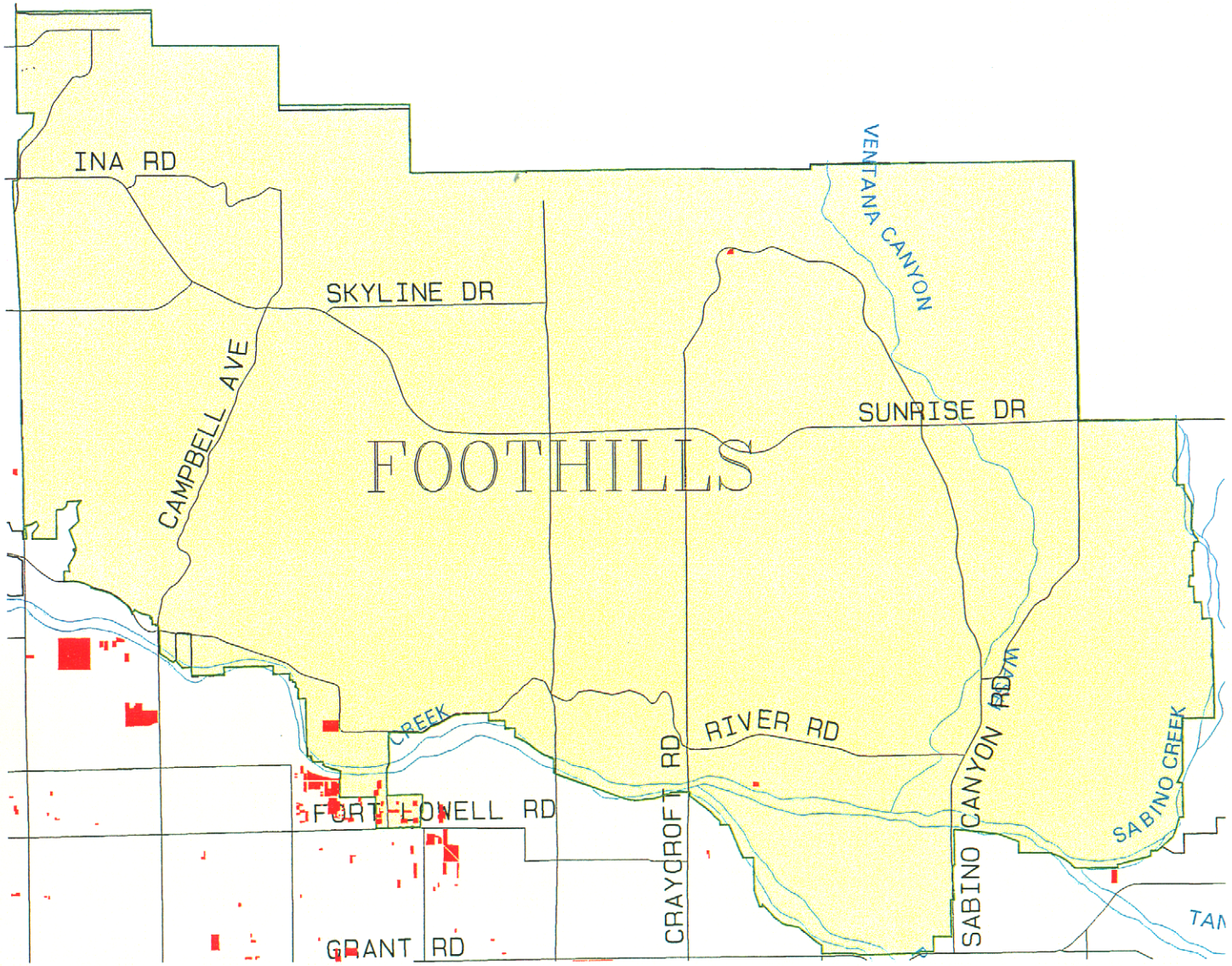
Scale 1:50,000

08-FEB-2001

/mercury3/cplan/catfrt/amls/mh_cf.aml

Pima County Comprehensive Land Use Plan
Foothills Urbanizing Area
Mobile Homes

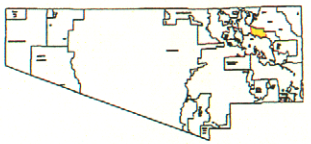


- Major Streets
- Major Washes
- Administrative Boundaries
- Mobile Home Parcels
- Urbanizing Area Extents

Statistics:

Count	21
Acres	18
Land FCV	$ 908,929
Imprv FCV	$ 693,083
Total FCV	$1,936,515
FCV/Acre	$ 107,584

Pima County Index Map



Index Map Scale 1:1,500,000

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Scale 1: 17,000

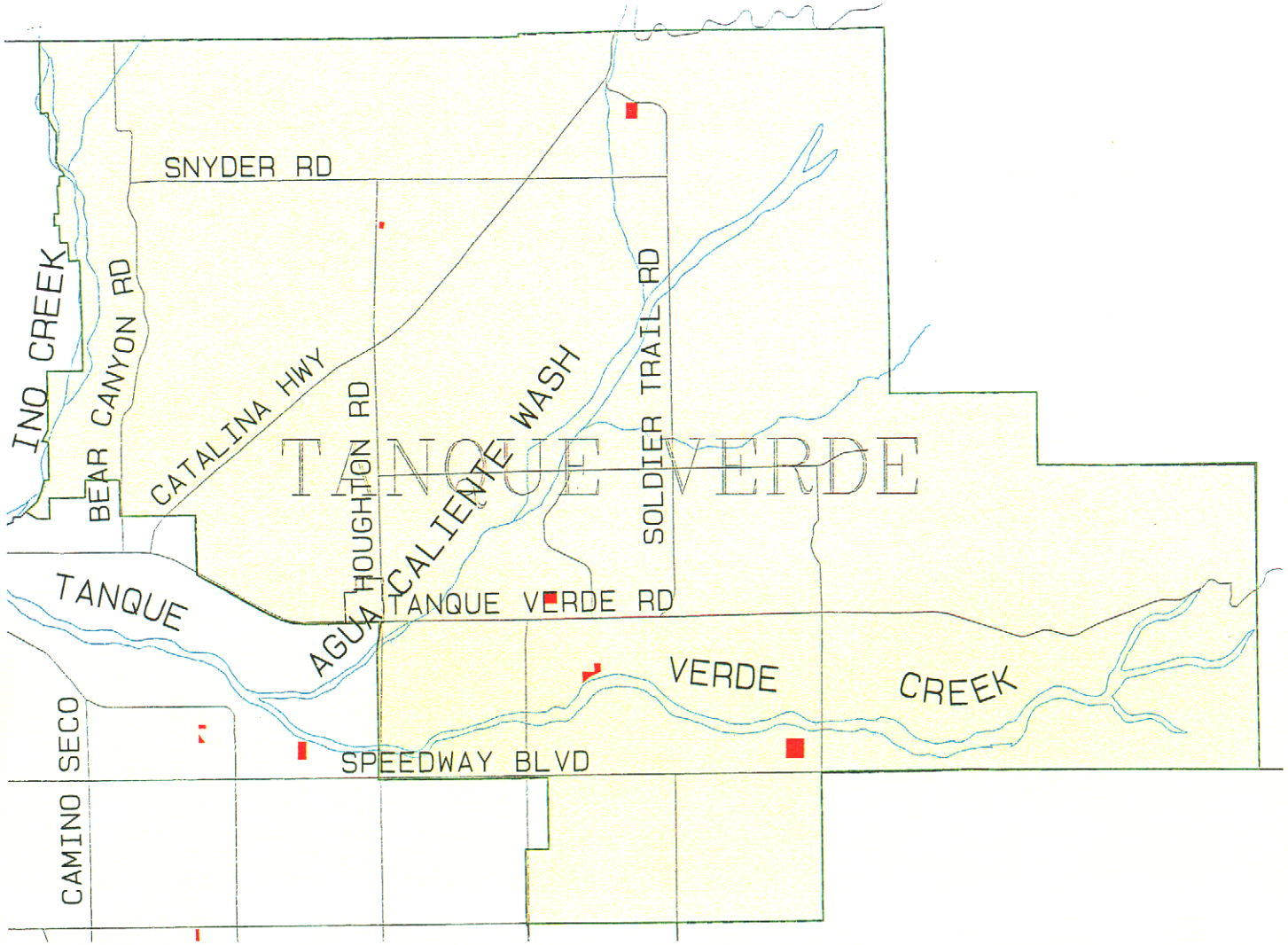
20-FEB-2001

/marcury3/cplan/urbanize/foothills/amls/mh_fh.aml

Pima County Comprehensive Land Use Plan

Tanque Verde Urbanizing Area

Mobile Homes



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

Statistics:

Count		5
Acres		24
Land	FCV:	$450,990
Imprv	FCV:	$ 8,657
Total	FCV:	$459,647
FCV/Acre		$ 19,151

Pima County Index Map

Index Map Scale 1:1,500,000

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N

Scale 1: 16,000

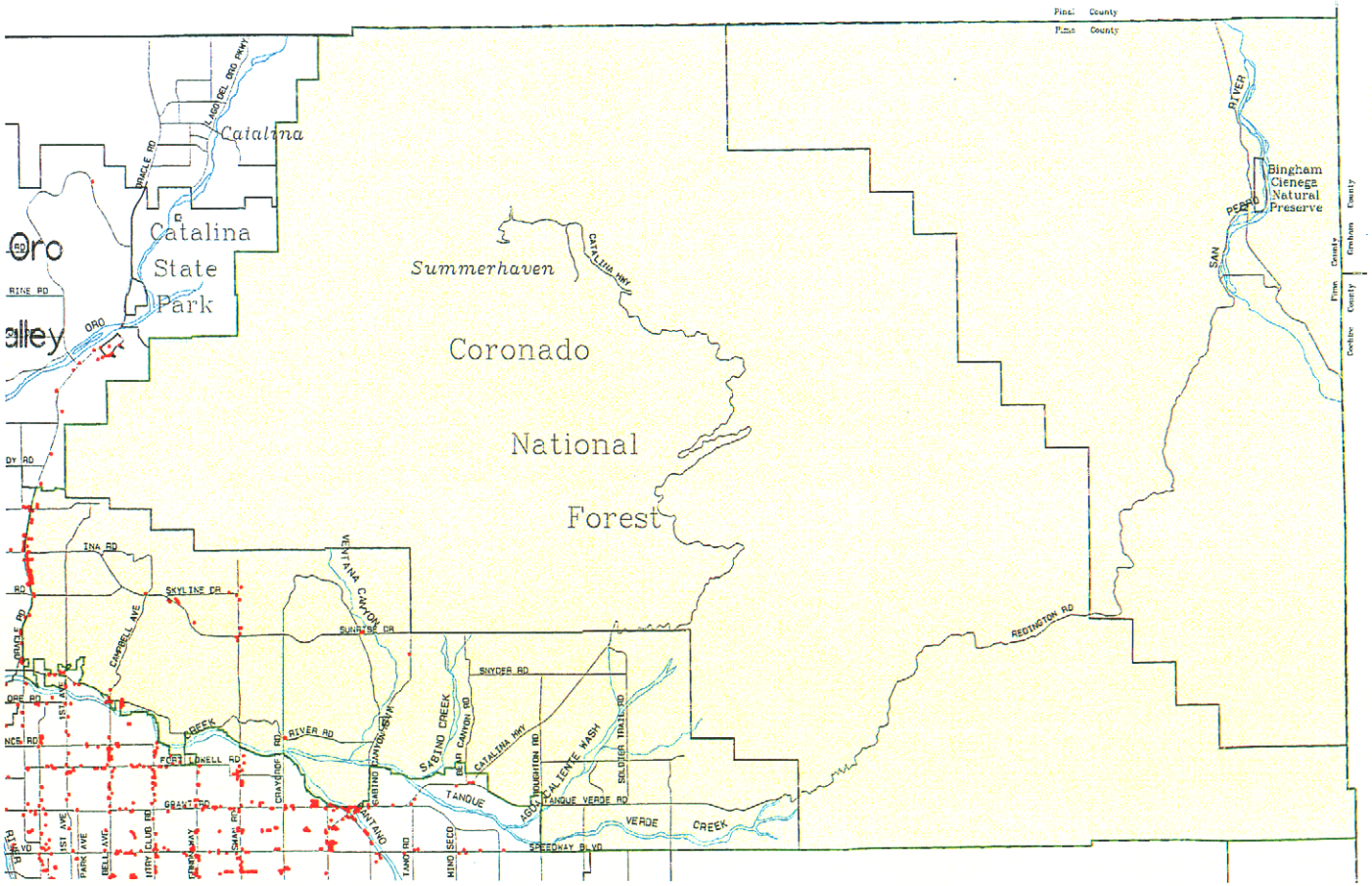
22-FEB-2001

/mercury3/cplan/urbanize/tenquev/amls/mh_tv.aml

Pima County Comprehensive Land Use Plan

Catalina Foothills Subregion

Business Centers



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

Statistics:

Count		28(
Acres		83
Land	FCV	$18,013,980
Imprv	FCV	$34,182,601
Total	FCV	$52,196,581
FCV/Acre		$ 628,874

Pima County Index Map

Index Map Scale 1:1,500,000

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N

Scale 1: 60,000

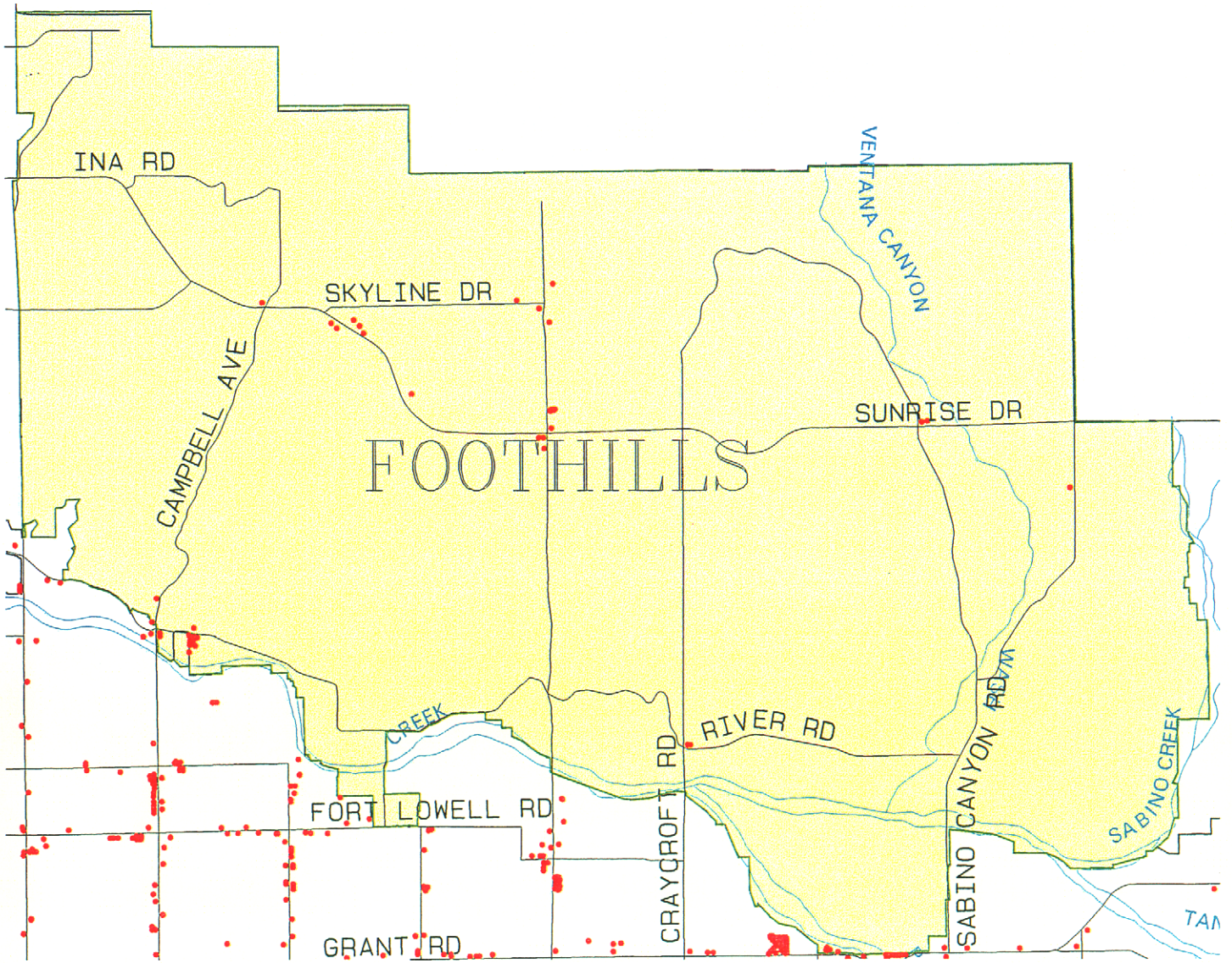
13-FEB-2001

/mercury3/cplan/cf/amls/business_cf.aml

Pima County Comprehensive Land Use Plan

Foothills Urbanizing Area

Business Centers

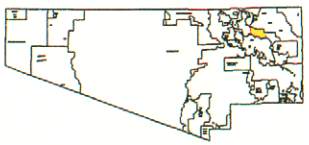


- Major Streets
- Major Washes
- Administrative Boundaries
- Business Centers
  - -Office Buildings
  - -Banks
  - -Savings & Loans
  - -Credit Unions
- Urbanizing Area Extents

Statistics:

Count	110
Acres	37
Land FCV	$ 8,273,025
Imprv FCV	$14,776,216
Total FCV	$23,049,241
FCV/Acre	$ 622,952

Pima County Index Map



Index Map Scale 1:1,500,000

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N

Scale 1: 17,000

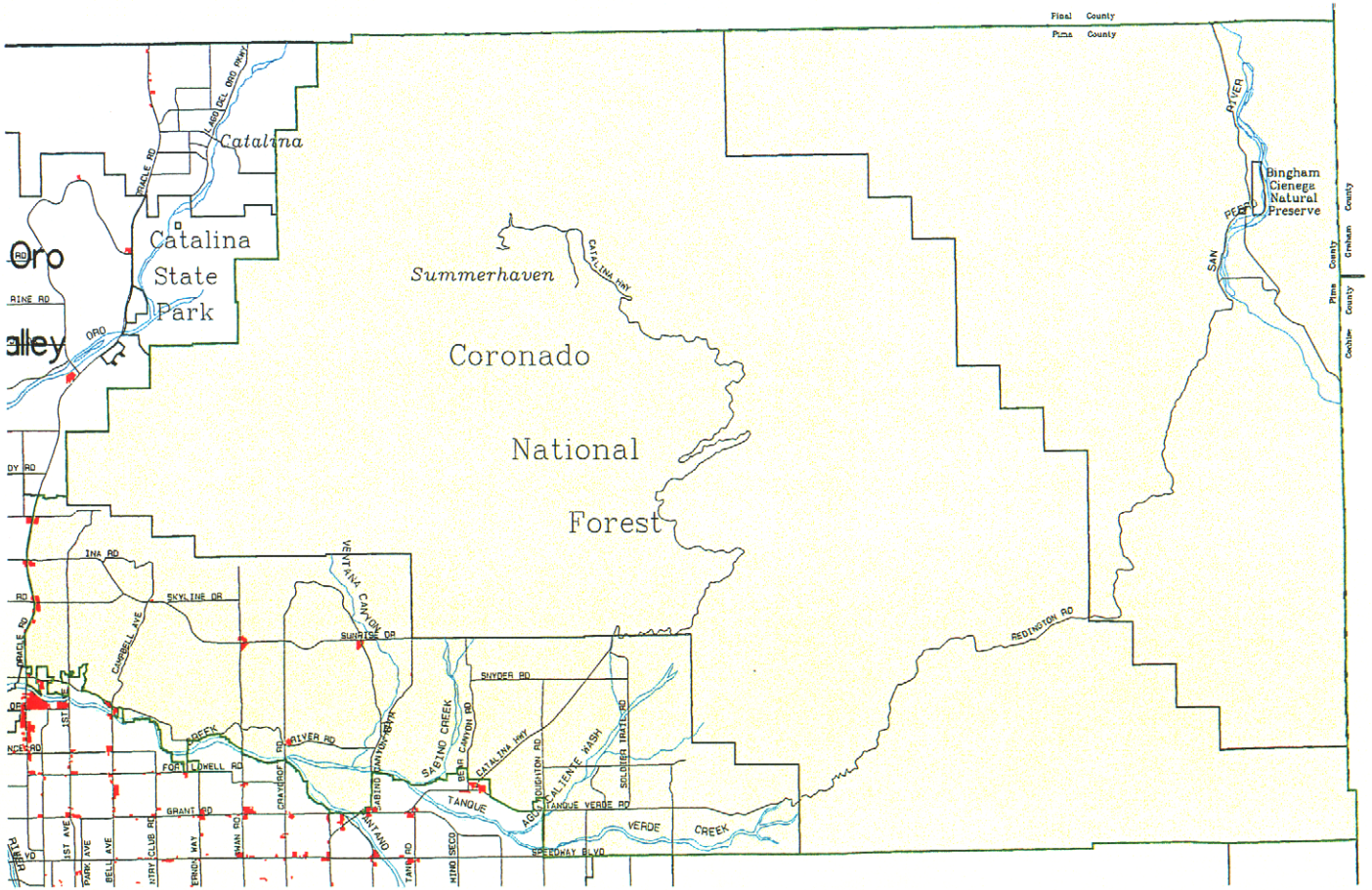
22-FEB-2001

/mercury3/cplan/urbanize/foothills/arcls/business_fh.aml

Pima County Comprehensive Land Use Plan

Catalina Foothills Subregion

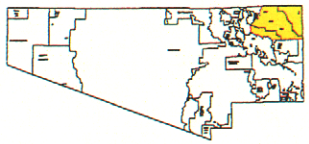
Commercial Strip Centers Regional Malls and Department Stores



Statistics:

Count		24
Acres		101
Land	FCV	$ 21,993,356
Imprv	FCV	$ 34,578,971
Total	FCV	$707,275,778
FCV/Acre		$ 560,122

Pima County Index Map



Index Map Scale 1:1,500,000

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Scale 1: 60, 000

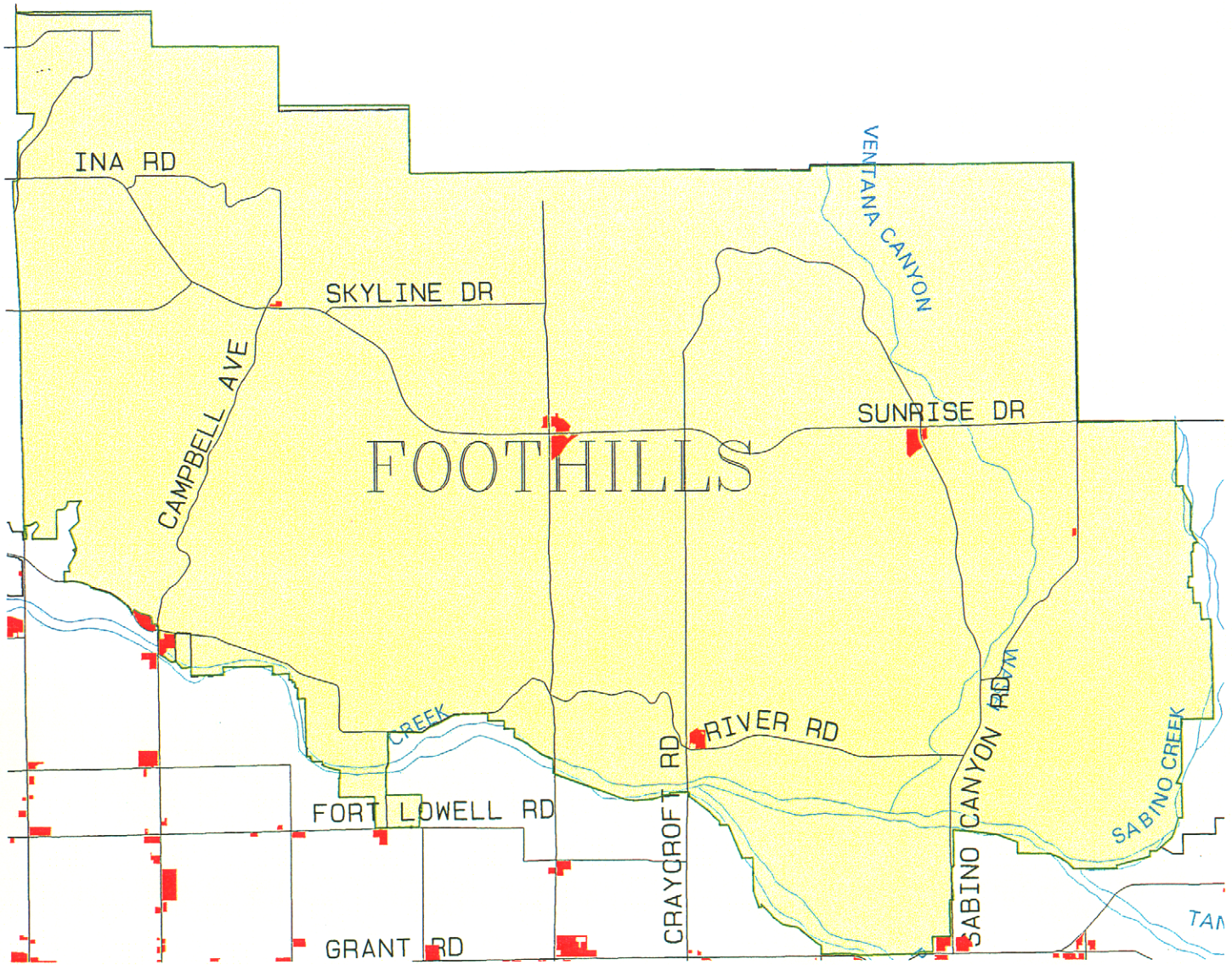
09-FEB-2001

/mercury3/cplan/catft/amls/shopping_cf.aml

Pima County Comprehensive Land Use Plan

Foothills Urbanizing Area

Commercial Strip Centers Regional Malls And Department Stores

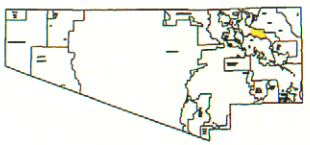


- Major Streets
- Major Washes
- Administrative Boundaries
- Commercial Strip Centers
  Regional Malls
  Department Stores
- Urbanizing Area Extents

Statistics:

Count		29
Acres		55
Land	FCV	$11,533,943
Imprv	FCV	$19,635,765
Total	FCV	$31,169,708
FCV/Acre		$ 566,722

Pima County Index Map



Index Map Scale 1:1,500,000

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N

Scale 1: 17,000

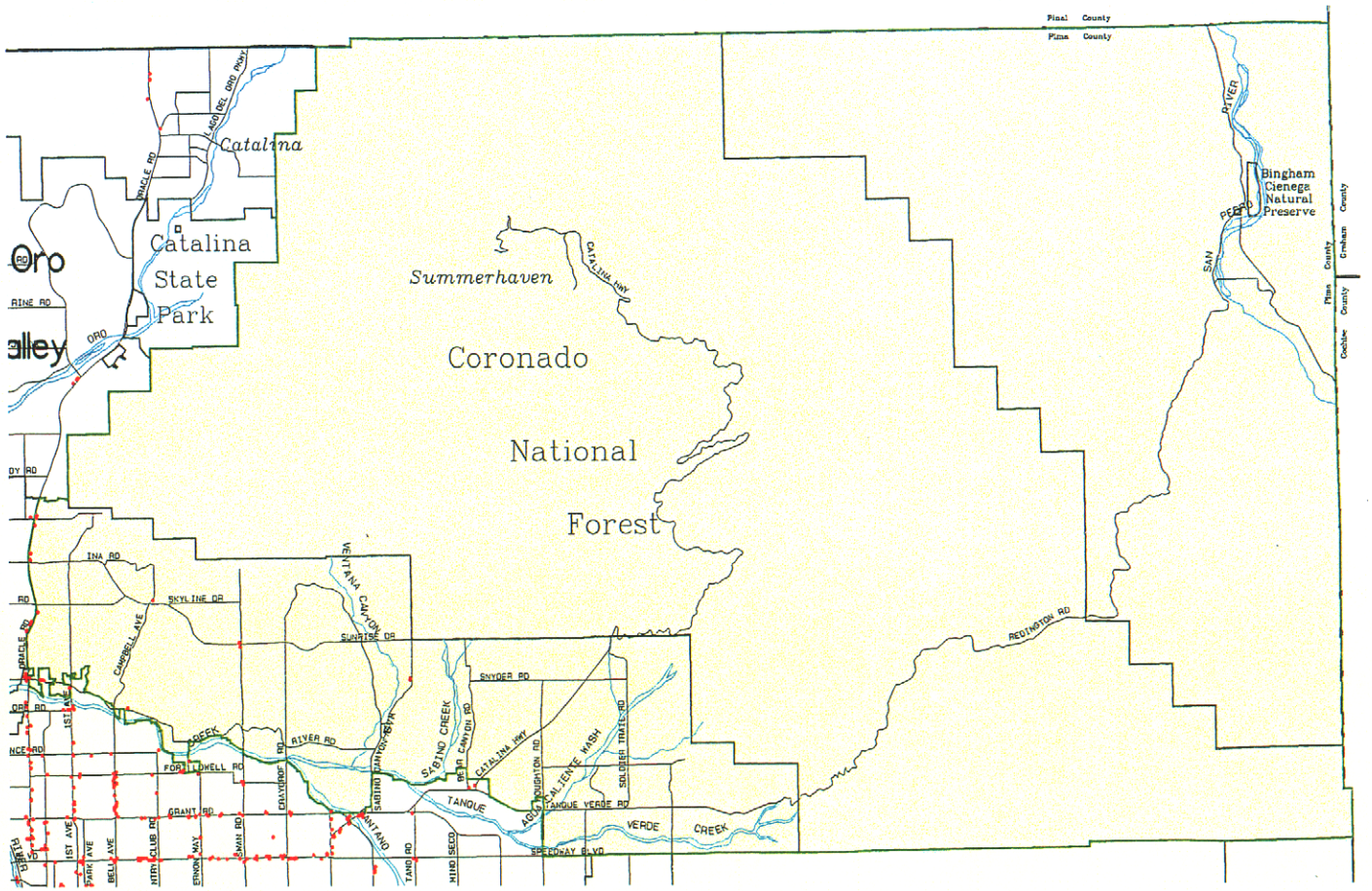
22-FEB-2001

/mercury3/cplan/urbanize/foothills/amls/shopping_fh.aml

Pima County Comprehensive Land Use Plan

Catalina Foothills Subregion

Restaurants

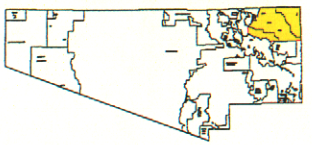


Major Streets
Major Washes
Administrative Boundaries
Subregion Extents
Restaurants

Statistics:

Count		16
Acres		16
Land	FCV	$4,504,589
Imprv	FCV	$3,937,995
Total	FCV	$8,442,585
FCV/Acre		$ 527,662

Pima County Index Map



Index Map Scale 1:1,500,000

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N

Scale 1: 50, 000

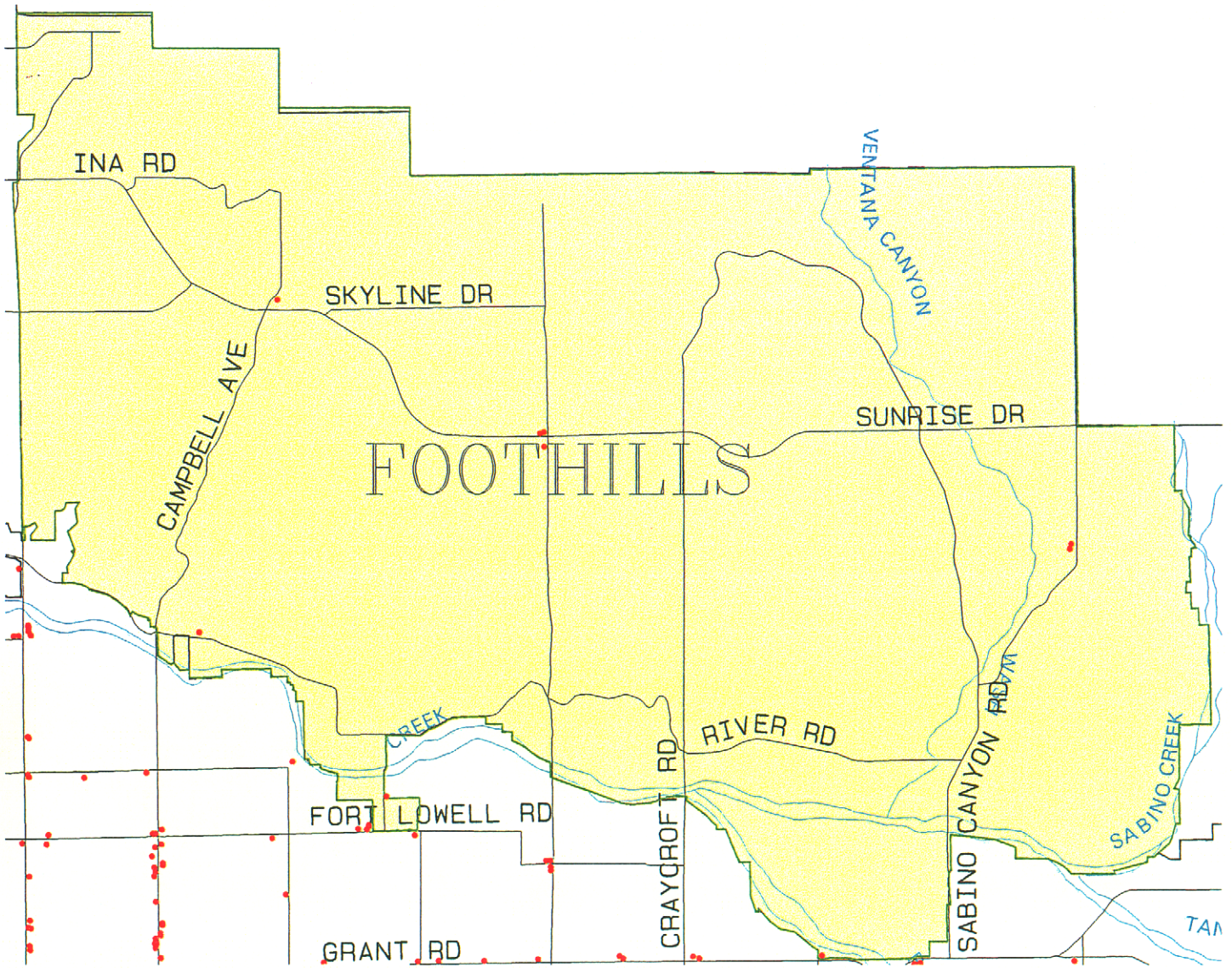
/mercury3/cplan/catft/aml s/restaurant_cf.aml

08-FEB-2001

Pima County Comprehensive Land Use Plan

Foothills Urbanizing Area

Restaurants

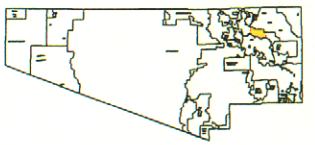


- Major Streets
- Major Washes
- Administrative Boundaries
- Restaurants
- Urbanizing Area Extents

Statistics:

Count.....	8
Acres.....	11
Land FCV..	$2,709,998
Imprv FCV..	$2,375,175
Total FCV..	$5,085,173
FCV/Acre...	$ 462,288

Pima County Index Map



Index Map Scale 1:1,500,000

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N

Scale 1: 17,000

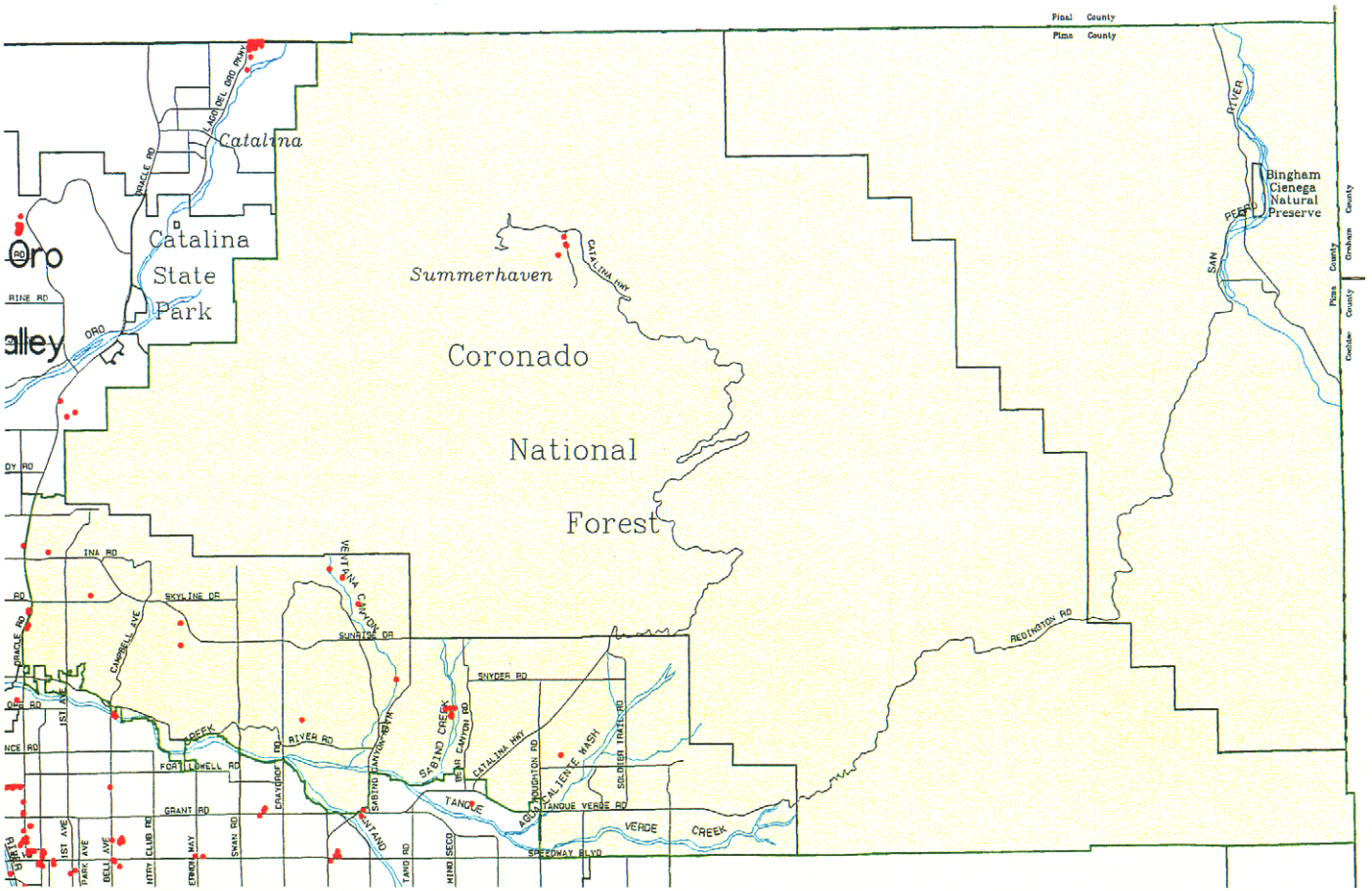
/mercury3/cplan/urbanize/foothills/amls/restaurant_fh.aml

22-FEB-2001

Pima County Comprehensive Land Use Plan

Catalina Foothills Subregion

Hotels, Motels, Resorts

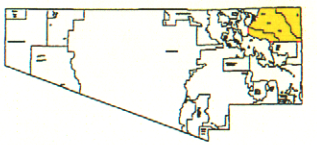


Major Streets
Major Washes
Administrative Boundaries
Hotel, Motel and Resort Parcels

Statistics:

Count.....	
Acres.....	
Land FCV..	$ 20,997,207
Imprv FCV..	$145,121,238
Total FCV..	$166,118,445
FCV/Acre...	$ 511,134

Pima County Index Map



Index Map Scale 1:1,500,000

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N

Scale 1: 60,000

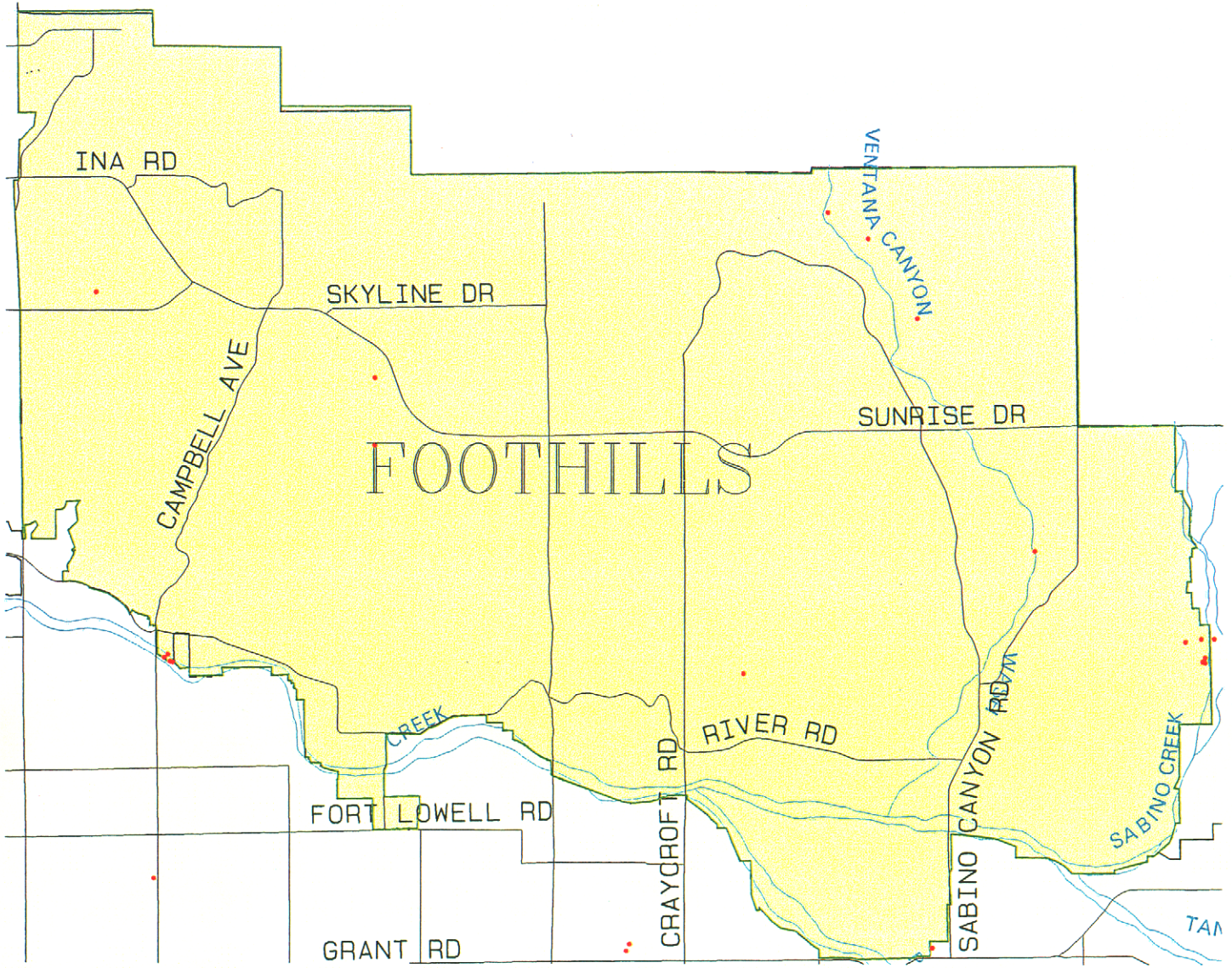
08-FEB-2001

/mercury3/cplan/catft/aml5/hotel_cf.aml

Pima County Comprehensive Land Use Plan

Foothills Urbanizing Area

Hotels, Motels, Resorts

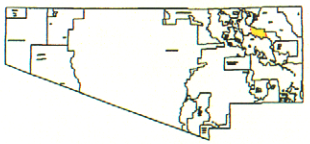


- Major Streets
- Major Washes
- Administrative Boundaries
- Hotel, Motel and Resort Parcels
- Urbanizing Area Extents

Statistics:

Count	17
Acres	291
Land FCV	$ 15,624,295
Imprv FCV	$126,445,875
Total FCV	$142,070,170
FCV/Acre	$ 488,214

Pima County Index Map



Index Map Scale 1:1,500,000

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This product is subject to the Department of Transportation Technical Services Division's Use Restriction Agreement.

N

Scale 1: 17,000

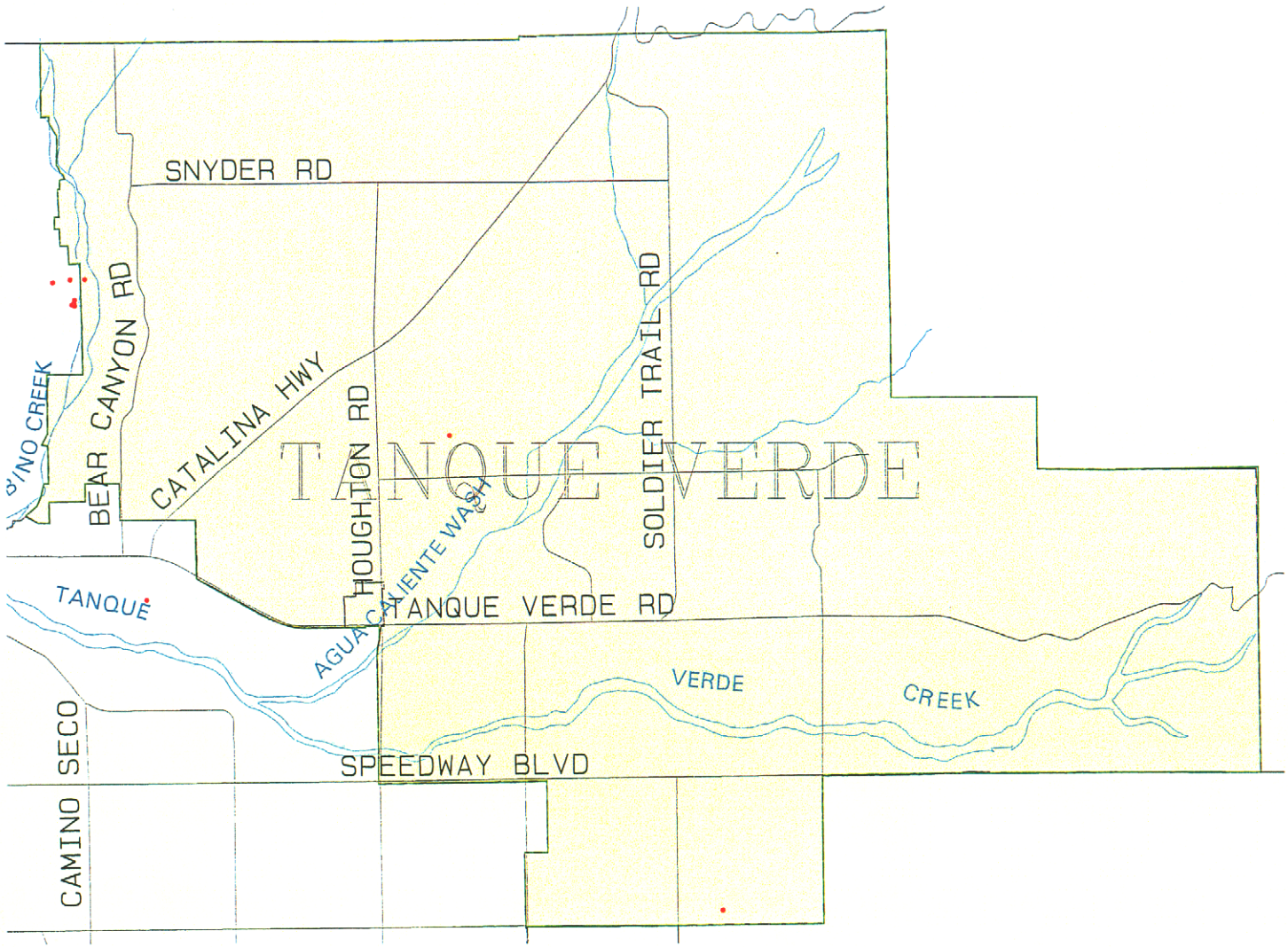
21-FEB-2001

/mercury3/cplan/urbanize/foothills/aml s/hotel_fh.aml

Pima County Comprehensive Land Use Plan

Tanque Verde Urbanizing Area

Hotels, Motels, Resorts



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

Statistics:

Count	3
Acres	29
Land FCV	$1,729,792
Imprv FCV	$4,045,865
Total FCV	$5,775,568
FCV/Acre	$ 199,161

Pima County Index Map

Index Map Scale 1:1,500,000

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N

Scale 1: 16,000

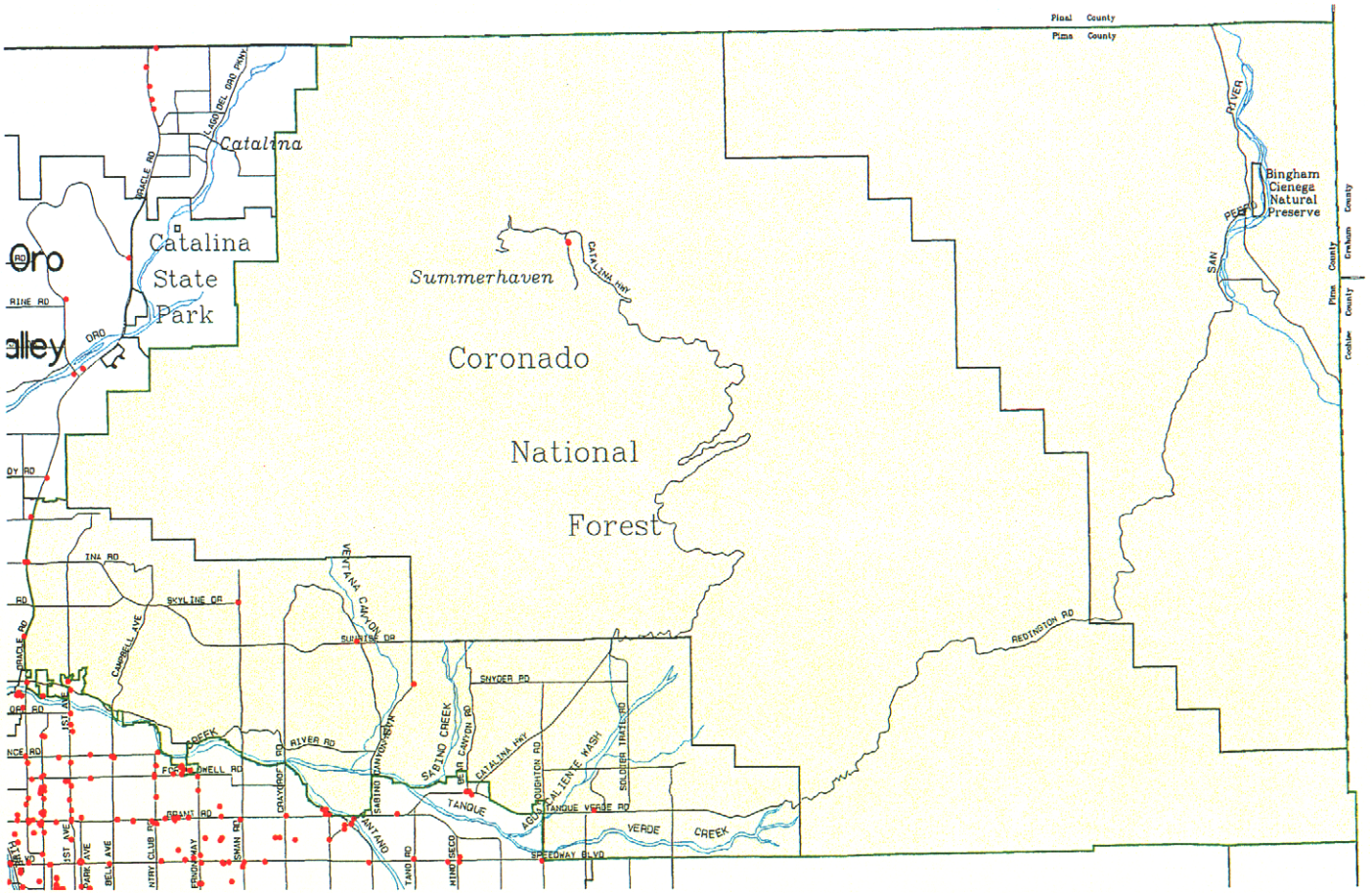
23-FEB-2001

/mercury3/cplan/urbanizing/tanquev/aml s/hotel_tv.aml

Pima County Comprehensive Land Use Plan

Catalina Foothills Subregion

Grocery, Retail and Convenience Stores

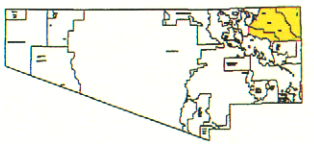


- Major Streets
- Major Washes
- Administrative Boundaries
- Subregion Extents
- Grocery, Retail and Convenience

Statistics:

Count	13
Acres	10
Land FCV	$2,329,695
Imprv FCV	$2,003,683
Total FCV	$4,333,378
FCV/Acre	$ 433,338

Pima County Index Map



Index Map Scale 1:1,500,000

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Scale 1: 50,000

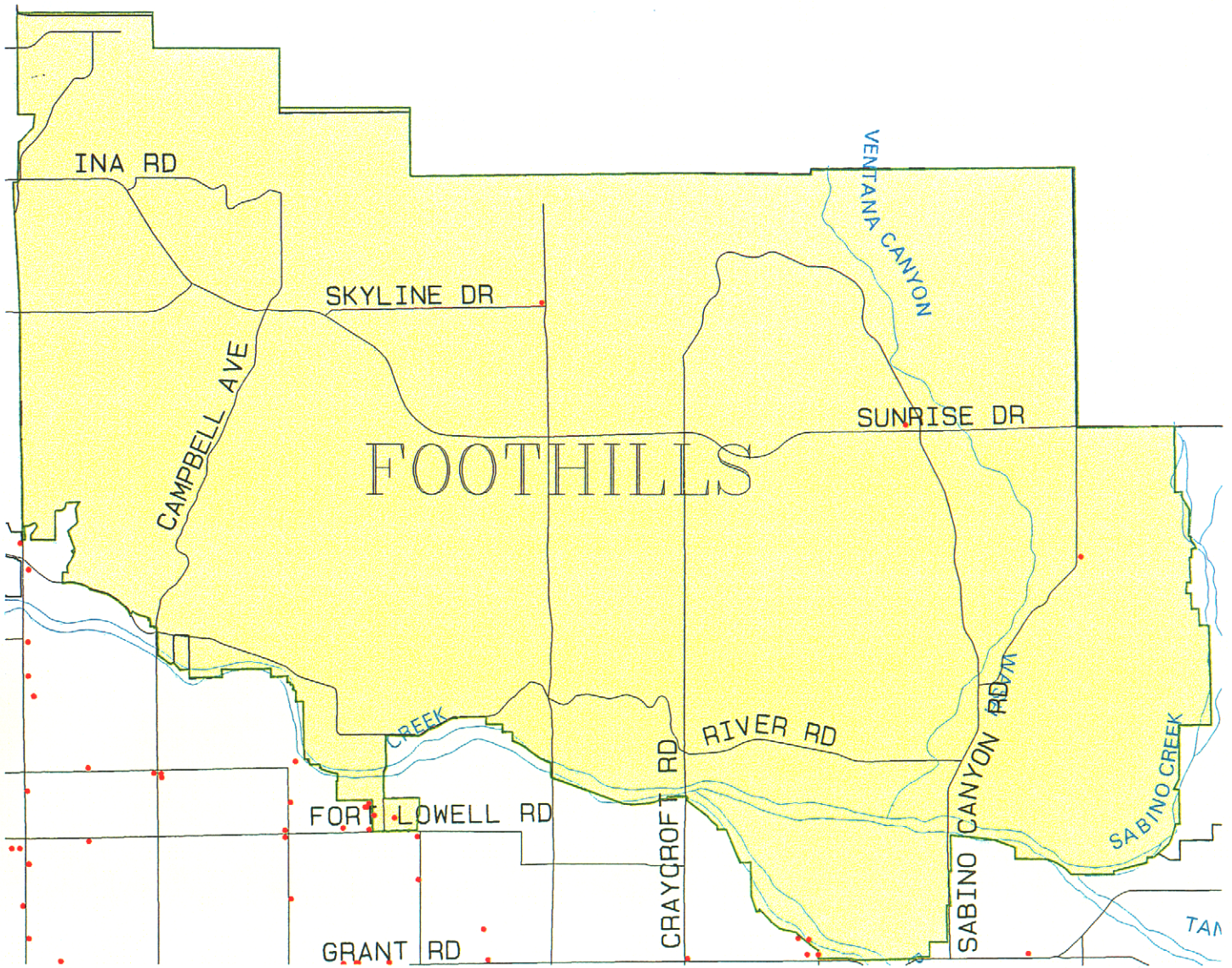
09-FEB-2001

/mercury3/cplan/catft/amls/grocery_c1.aml

Pima County Comprehensive Land Use Plan

Foothills Urbanizing Area

Grocery, Retail And Convenience Stores

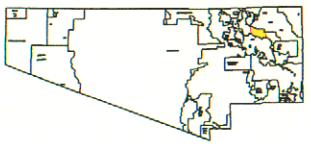


- Major Streets
- Major Washes
- Administrative Boundaries
- Grocery, Retail and Convenience
- Urbanizing Area Extents

Statistics:

Count	6
Acres	8
Land FCV	$1,652,877
Imprv FCV	$1,031,595
Total FCV	$2,684,472
FCV/Acre	$ 335,559

Pima County Index Map



Index Map Scale 1:1,500,000

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N

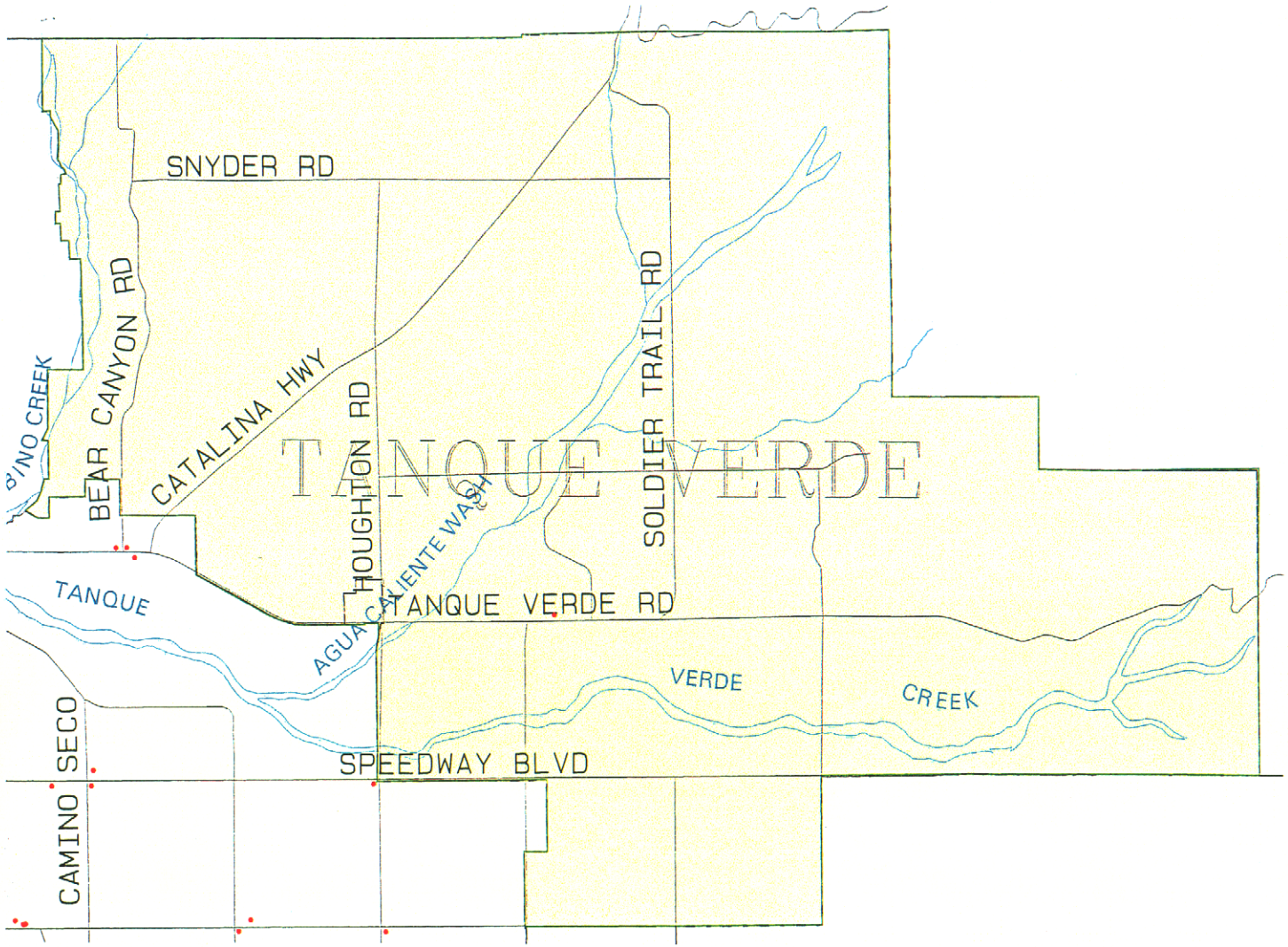
Scale 1: 17,000

22-FEB-2001

/mercury3/cplan/urbanize/foothills/amls/grocery_fh.aml

Pima County Comprehensive Land Use Plan

Tanque Verde Urbanizing Area



Grocery, Retail and Convenience Stores

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

Statistics:

Count	1
Acres	1
Land FCV	$ 75,125
Imprv FCV	$115,946
Total FCV	$191,071
FCV/Acre	$191,071

Pima County Index Map

Index Map Scale 1:1,500,000

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N

Scale 1:16,000

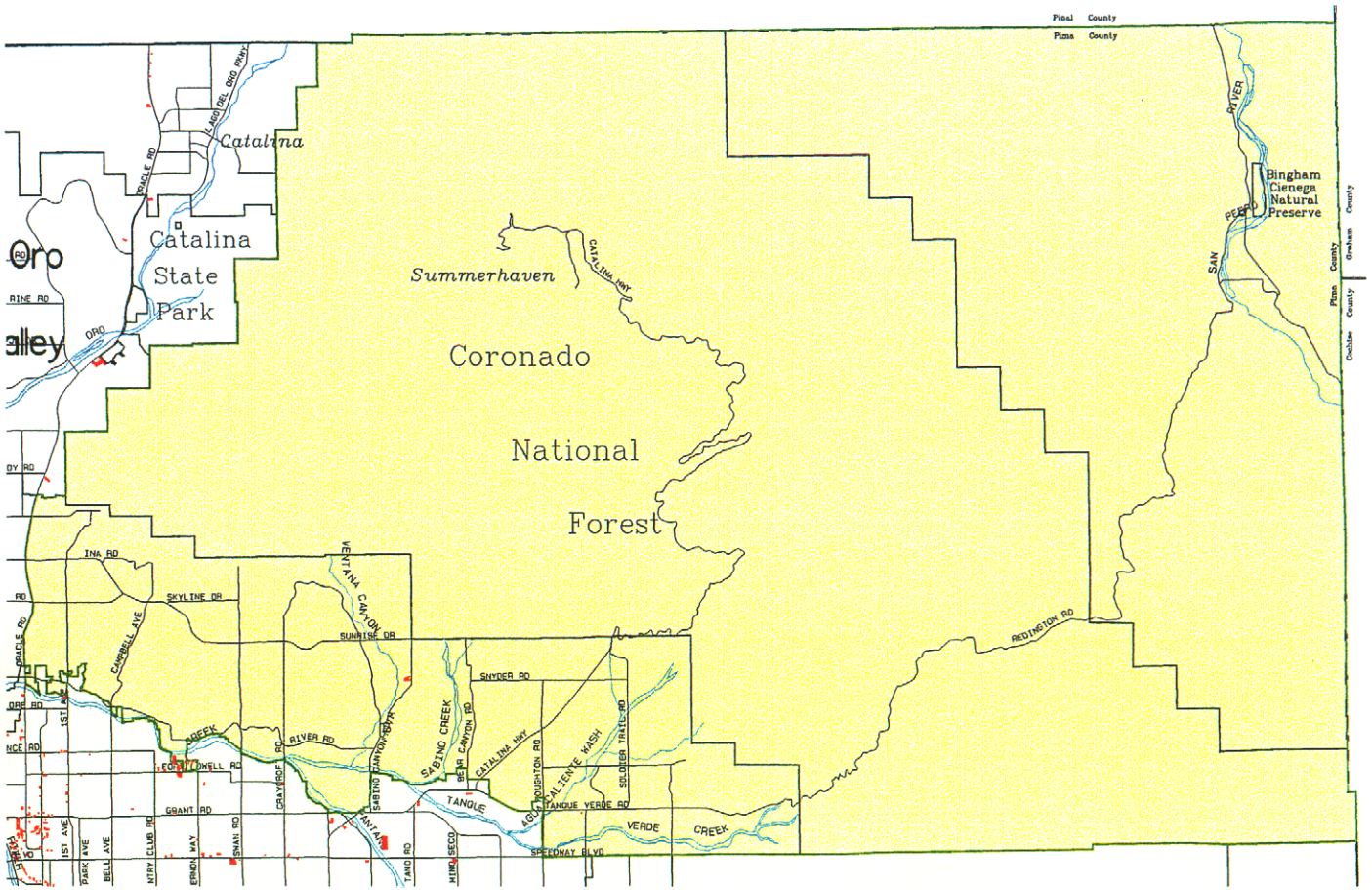
23-FEB-2001

/mercury3/cplan/urbanize/tanquev/amls/grocery_tv.aml

Pima County Comprehensive Land Use Plan

Catalina Foothills Subregion

Industrial Centers And Warehouses

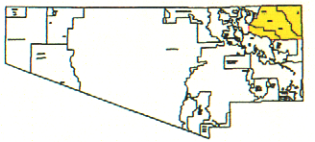


Major Streets
Major Washes
Administrative Boundaries
Industrial Centers and Warehouses
Subregion Extents

Statistics:

Count.....	13
Acres.....	16
Land FCV..	$1,255,651
Imprv FCV..	$2,103,427
Total FCV..	$3,359,078
FCV/Acre...	$ 209,942

Pima County Index Map



Index Map Scale 1:1,500,000

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N

Scale 1: 60,000

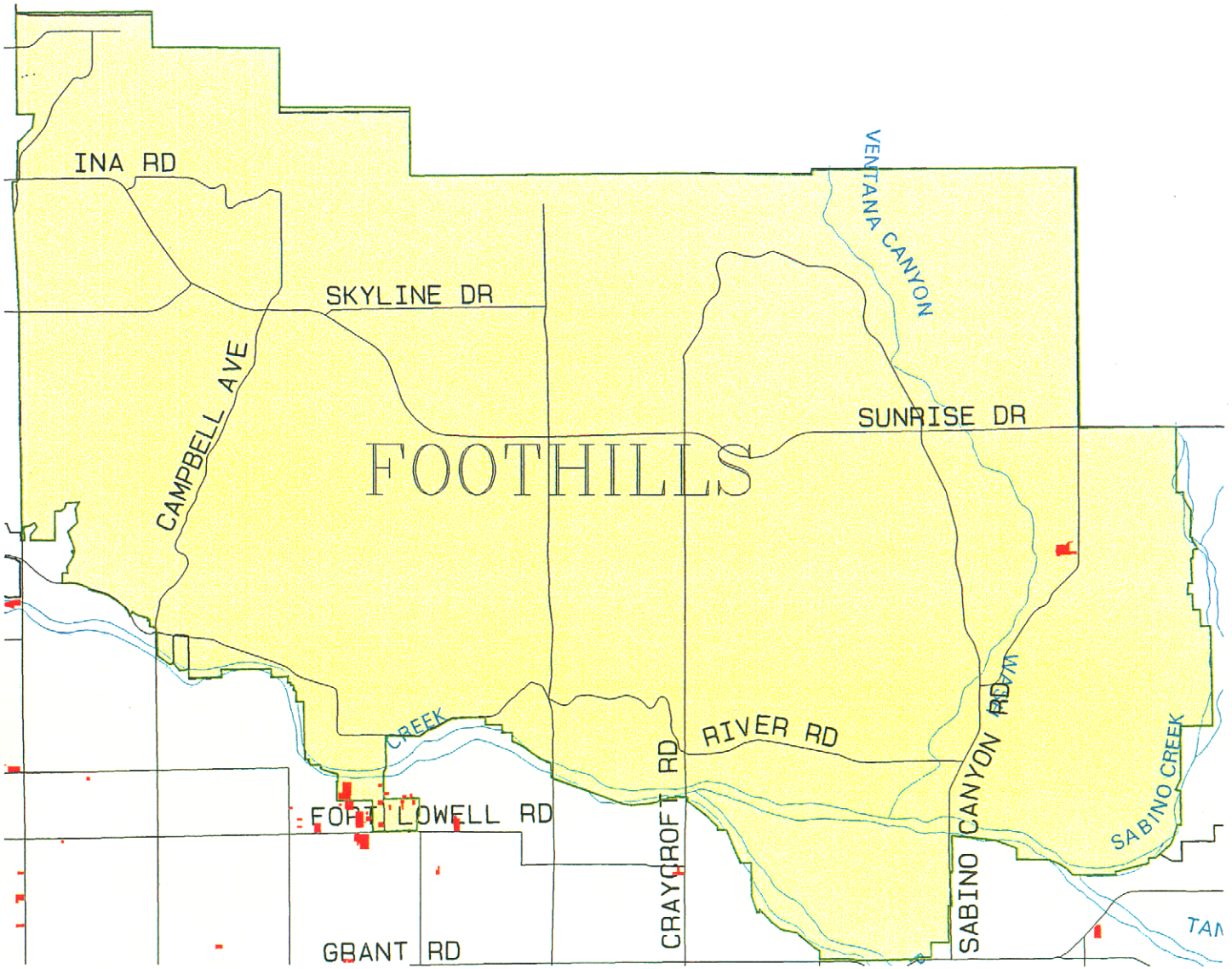
12-FEB-2001

/mercury3/cplan/cf/amls/industrial_cf.aml

Pima County Comprehensive Land Use Plan

Foothills Urbanizing Area

Industrial Centers And Warehouses

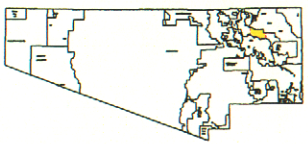


- Major Streets
- Major Washes
- Administrative Boundaries
- Industrial Centers and Warehouses
- Urbanizing Area Extents

Statistics:

Count		12
Acres		16
Land	FCV	$1,239,451
Imprv	FCV	$2,072,627
Total	FCV	$3,312,078
FCV/Acre		$ 207,005

Pima County Index Map



Index Map Scale 1:1,500,000

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Scale 1: 17,000

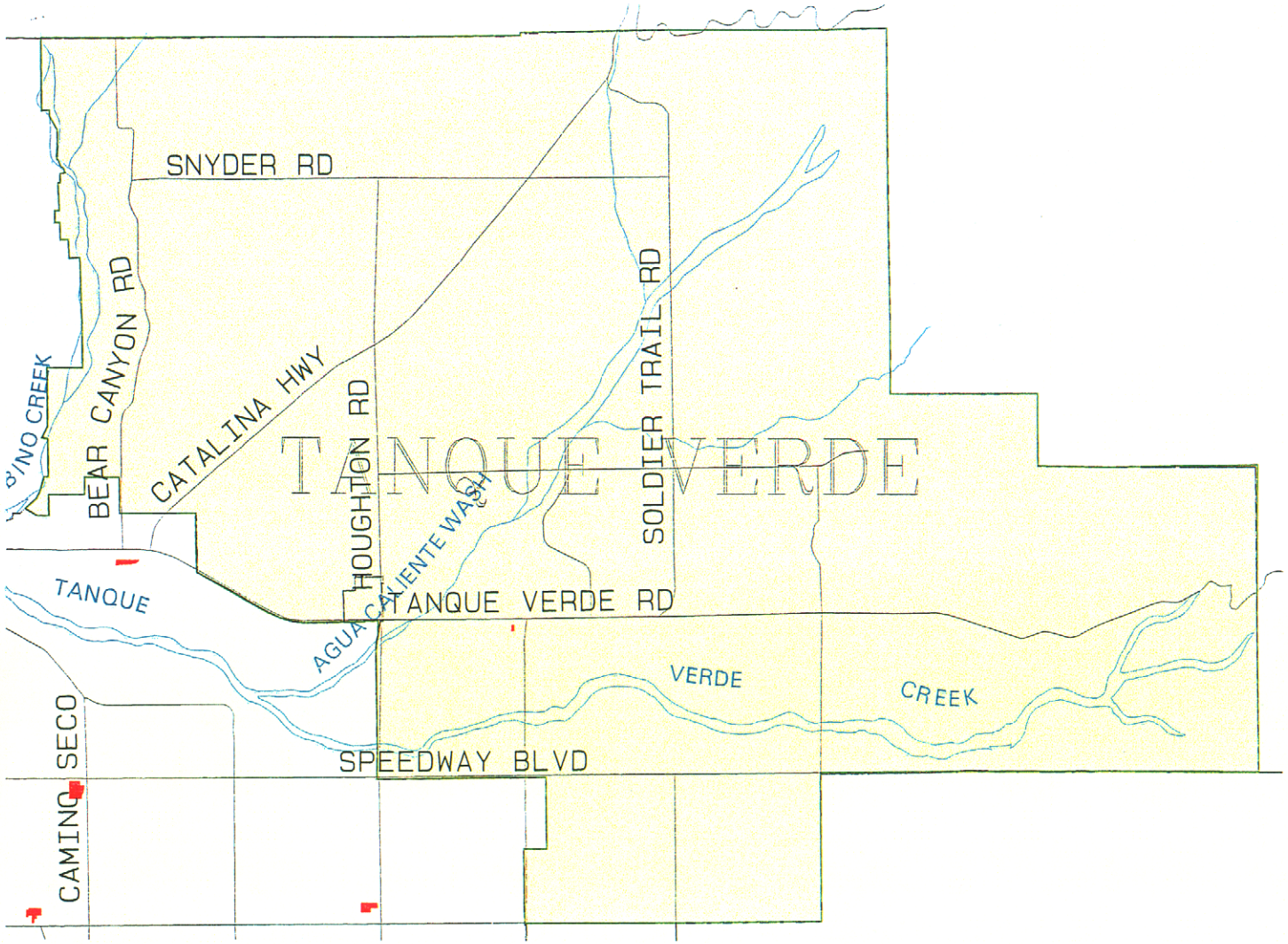
22-FEB-2001

/mercury3/cplan/urbanize/foothills/amls/industrial_fh.aml

Pima County Comprehensive Land Use Plan

Tanque Verde Urbanizing Area

Industrial Centers And Warehouses

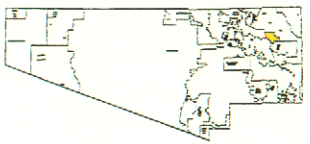


- Major Streets
- Major Washes
- Administrative Boundaries
- Industrial Centers and Warehouses
- Urbanizing Area Extents

Statistics:

Count	1
Acres	1
Land FCV	$16,200
Imprv FCV	$30,800
Total FCV	$47,000
FCV/Acre	$47,000

Pima County Index Map



Index Map Scale 1:1,100,000

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N

Scale 1: 16,000

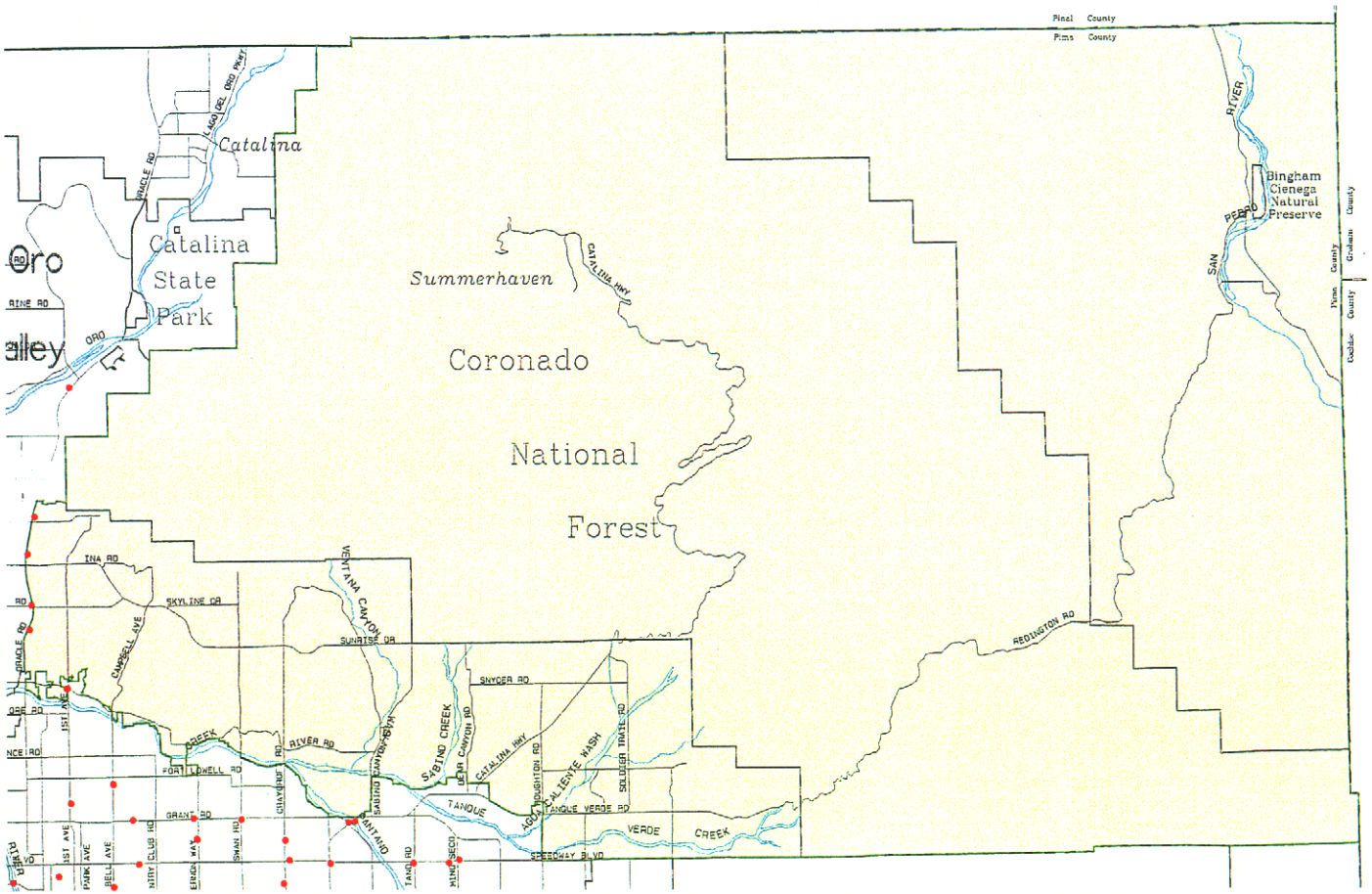
26-FEB-2001

/mercury3/cplan/urbanize/tanquev/amls/industrial_tv.aml

Pima County Comprehensive Land Use Plan

Catalina Foothills Subregion

Service Stations And Truck Stops



Statistics:

Count		4
Acres		4
Land	FCV	$1,211,442
Imprv	FCV	$ 395,582
Total	FCV	$1,607,024
FCV/Acre		$ 401,756

Pima County Index Map

Index Map Scale 1:1,500,000

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Scale 1:60,000

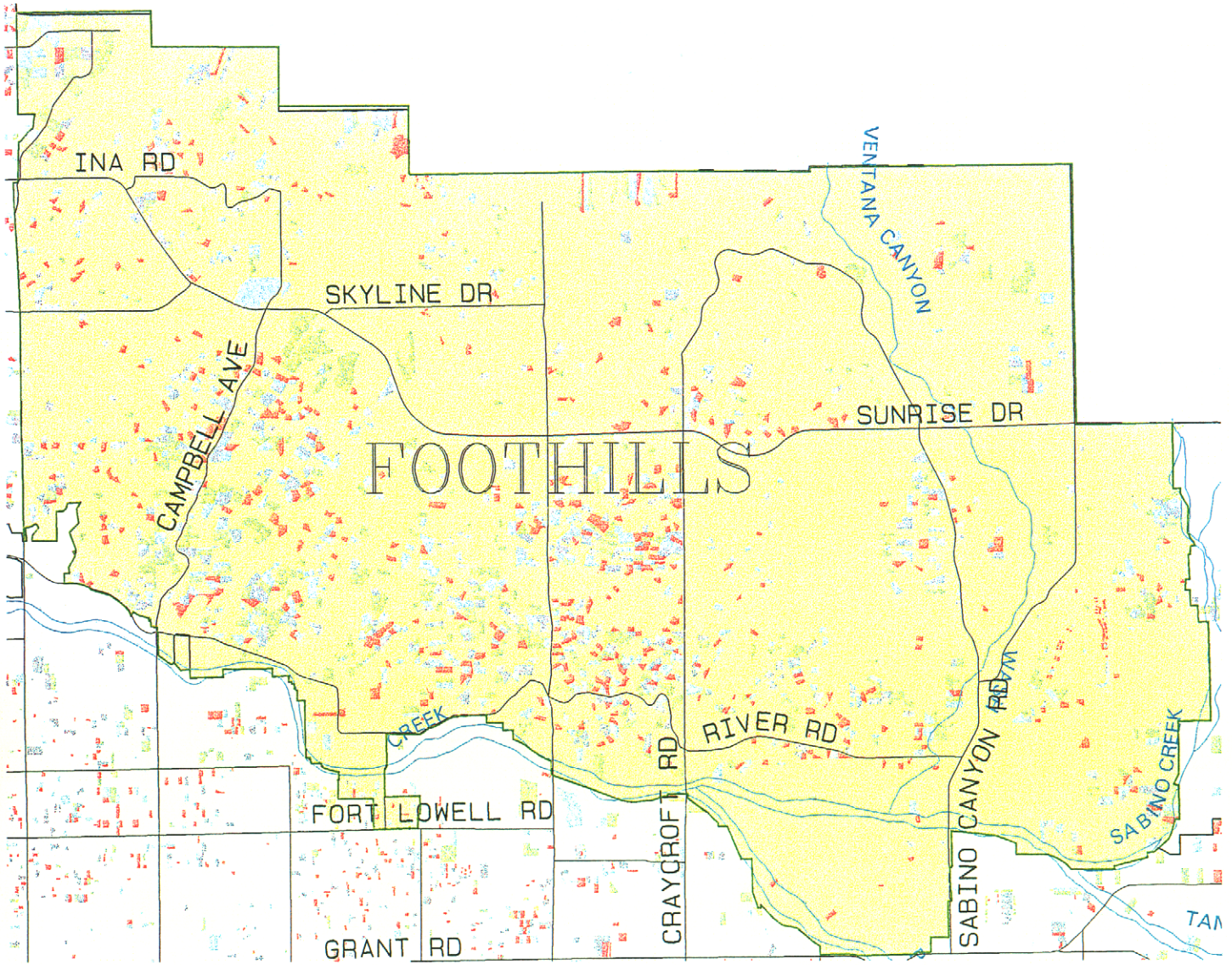
13-FEB-2001

/mercury3/cplan/catft/amls/ges_cf.aml

Pima County Comprehensive Land Use Plan

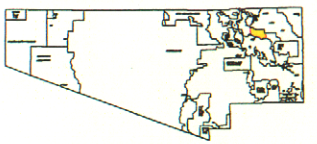
Foothills Urbanizing Area

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 1:1,500,000

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N

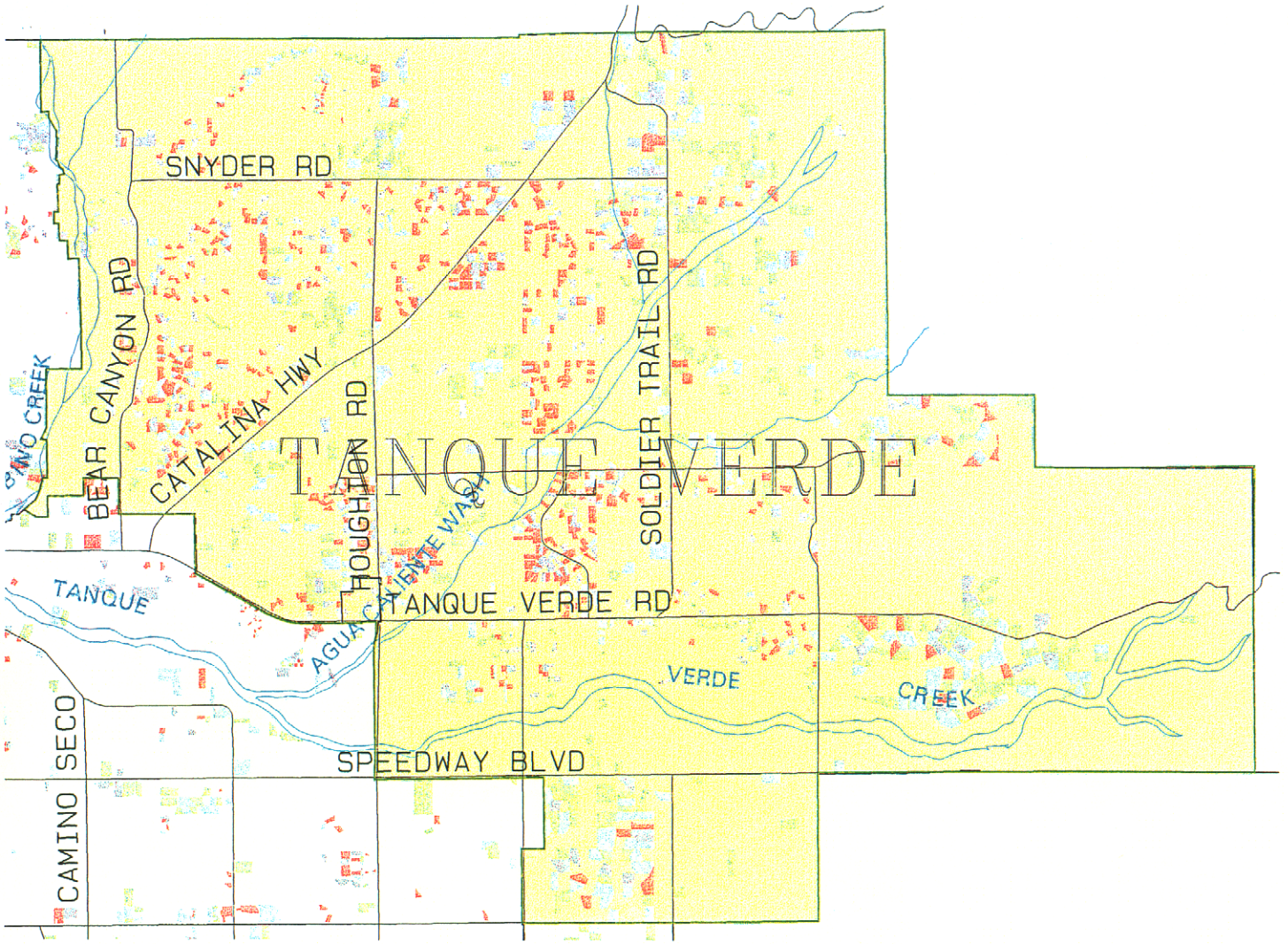
Scale 1: 17,000

15-MAR-2001

/mercury3/cplan/urbanize/foothills/amls/tax400_fh.aml

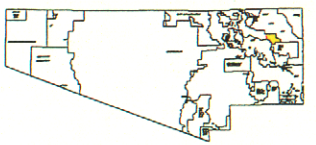
Pima County Comprehensive Land Use Plan
Tanque Verde Urbanizing Area

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 1:1,500,000

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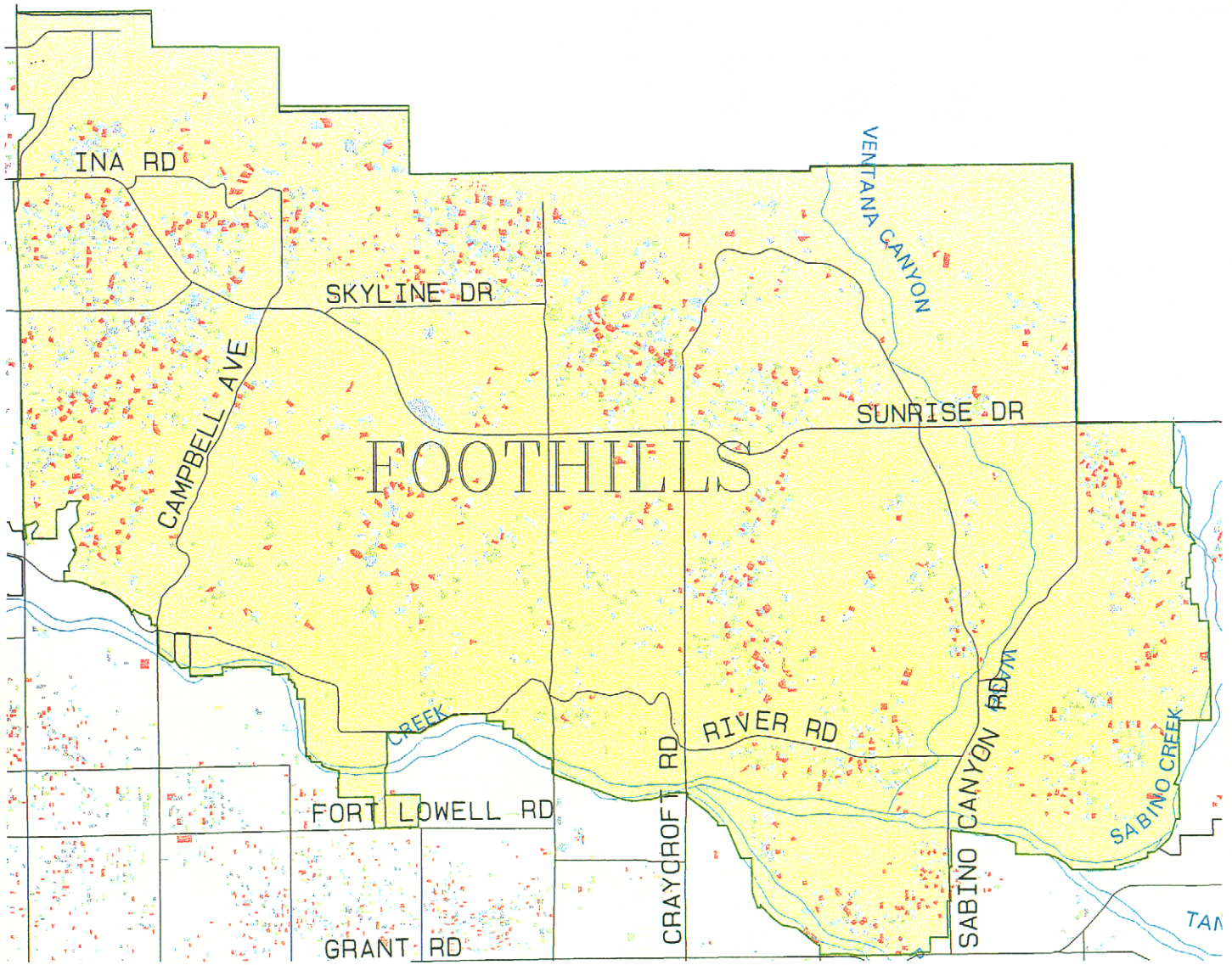
N

Scale 1: 16, 000

15-MAR-2001

/mercury3/cplan/urbanize/tanquev/aml s/tax400_tv.aml

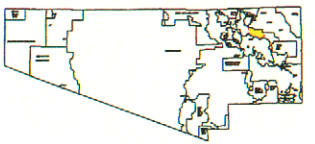
Pima County Comprehensive Land Use Plan
Foothills Urbanizing Area



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



Index Map Scale 1:1,500,000

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Scale 1: 17,000

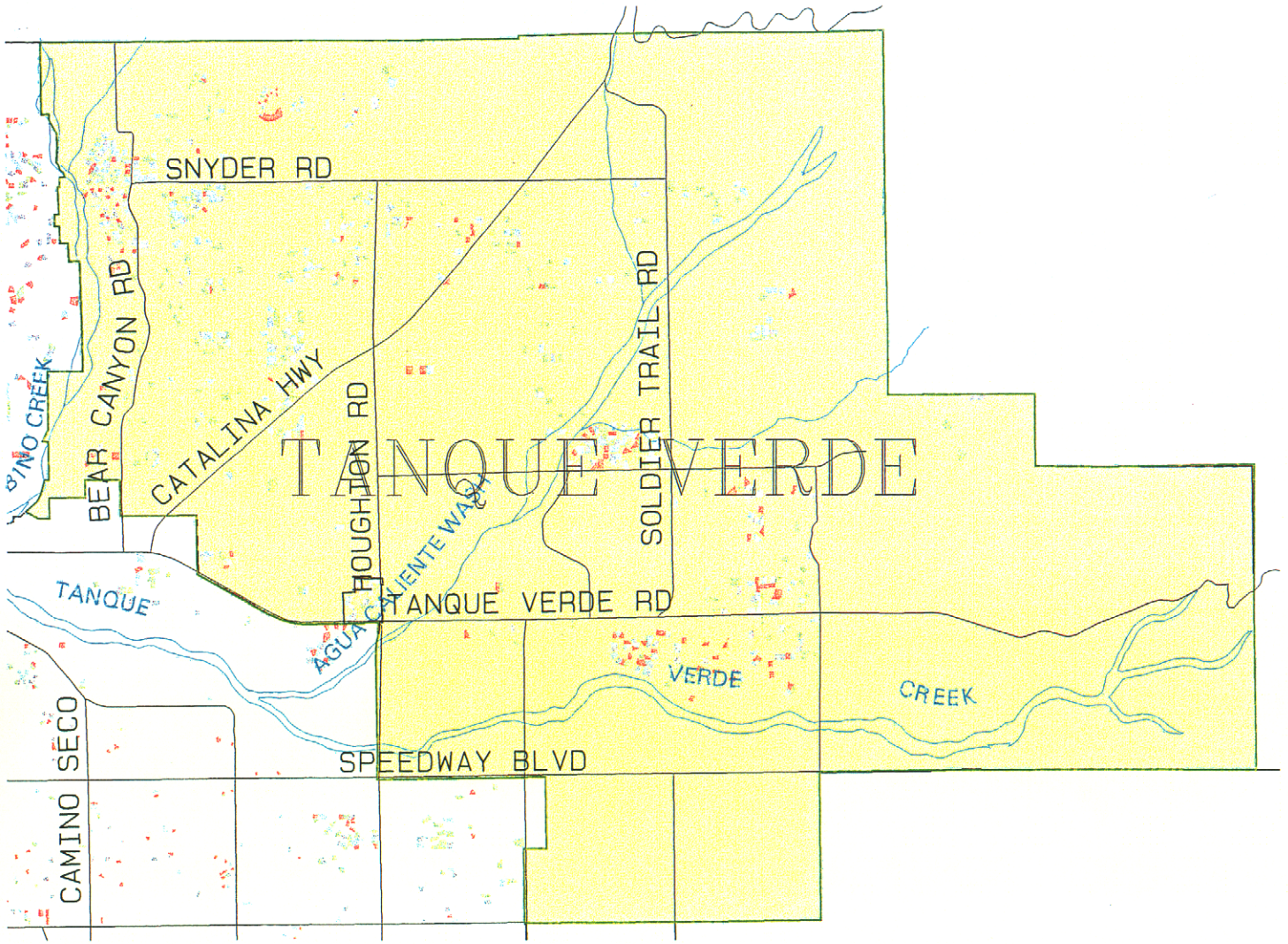
15-MAR-2001

/mercury3/cplan/urbanize/foothills/aml s/tax1200_fh.aml

Pima County Comprehensive Land Use Plan

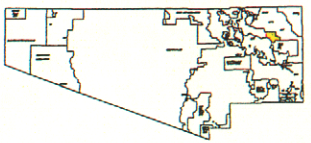
Tanque Verde Urbanizing Area

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



Index Map Scale 1:1,500,000

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Scale 1: 15,000

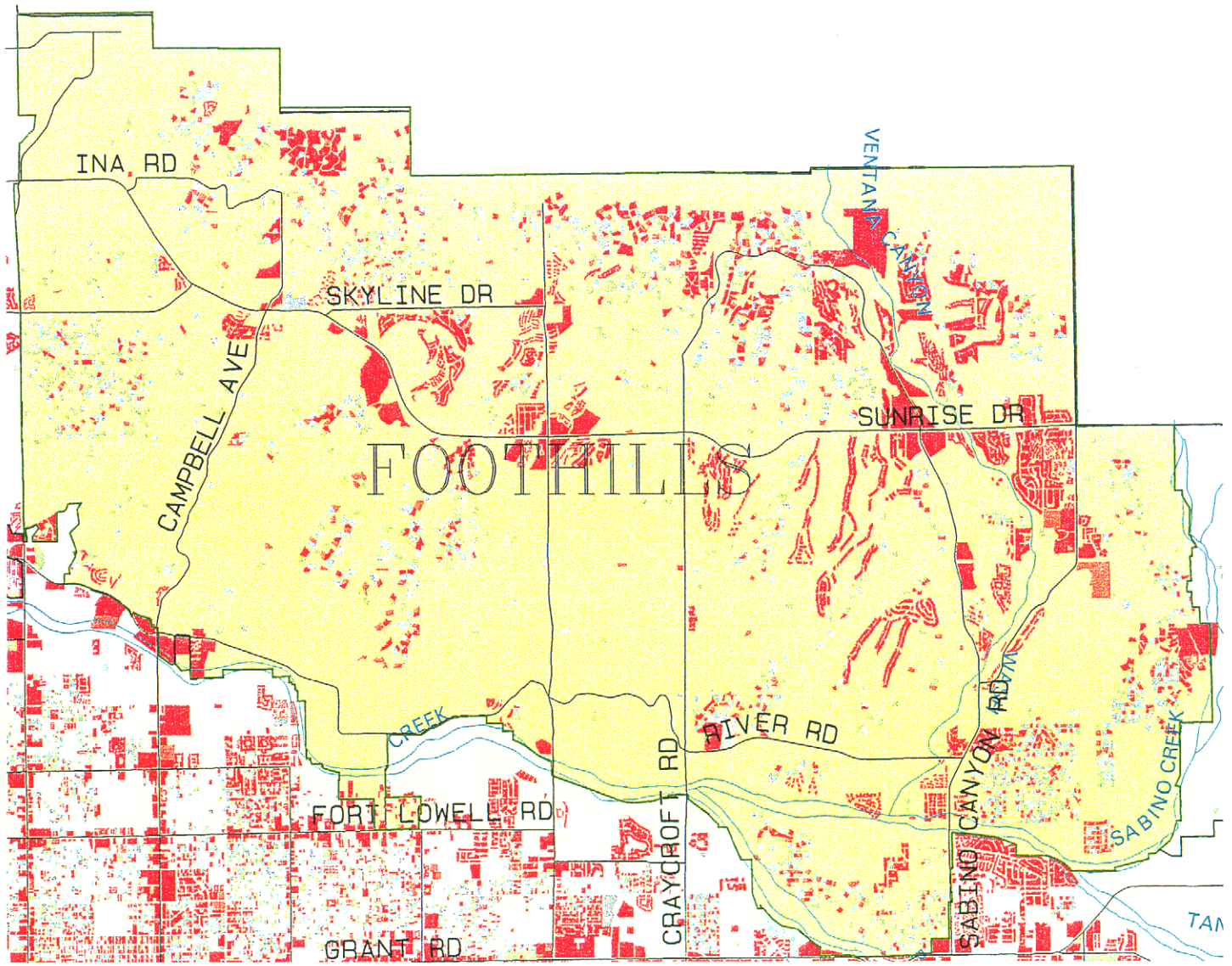
15-MAR-2001

/mercury3/cplan/urbanize/tanquev/aml5/tax1200_tv.aml

Pima County Comprehensive Land Use Plan

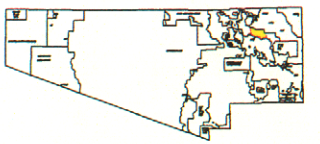
Foothills Urbanizing Area

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 Scale 1:1,500,000

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N

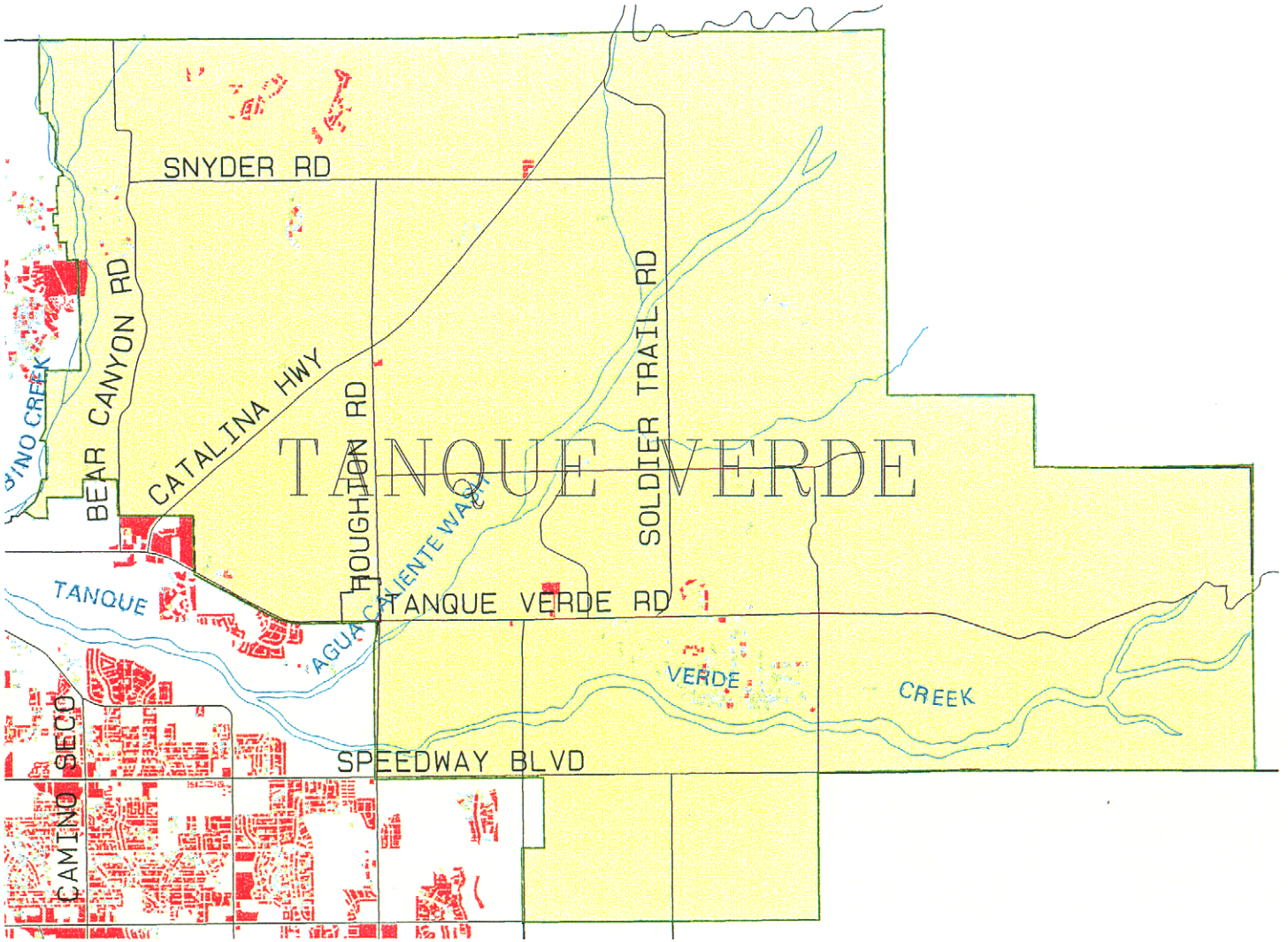
Scale 1: 17,000

15-MAR-2001

/mercury3/cplan/urbanize/foothills/amls/tax2000_fh.aml

Pima County Comprehensive Land Use Plan

Tanque Verde Urbanizing Area

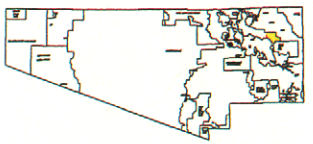


Taxes Paid Per Acre

$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 Scale 1:1,500,000

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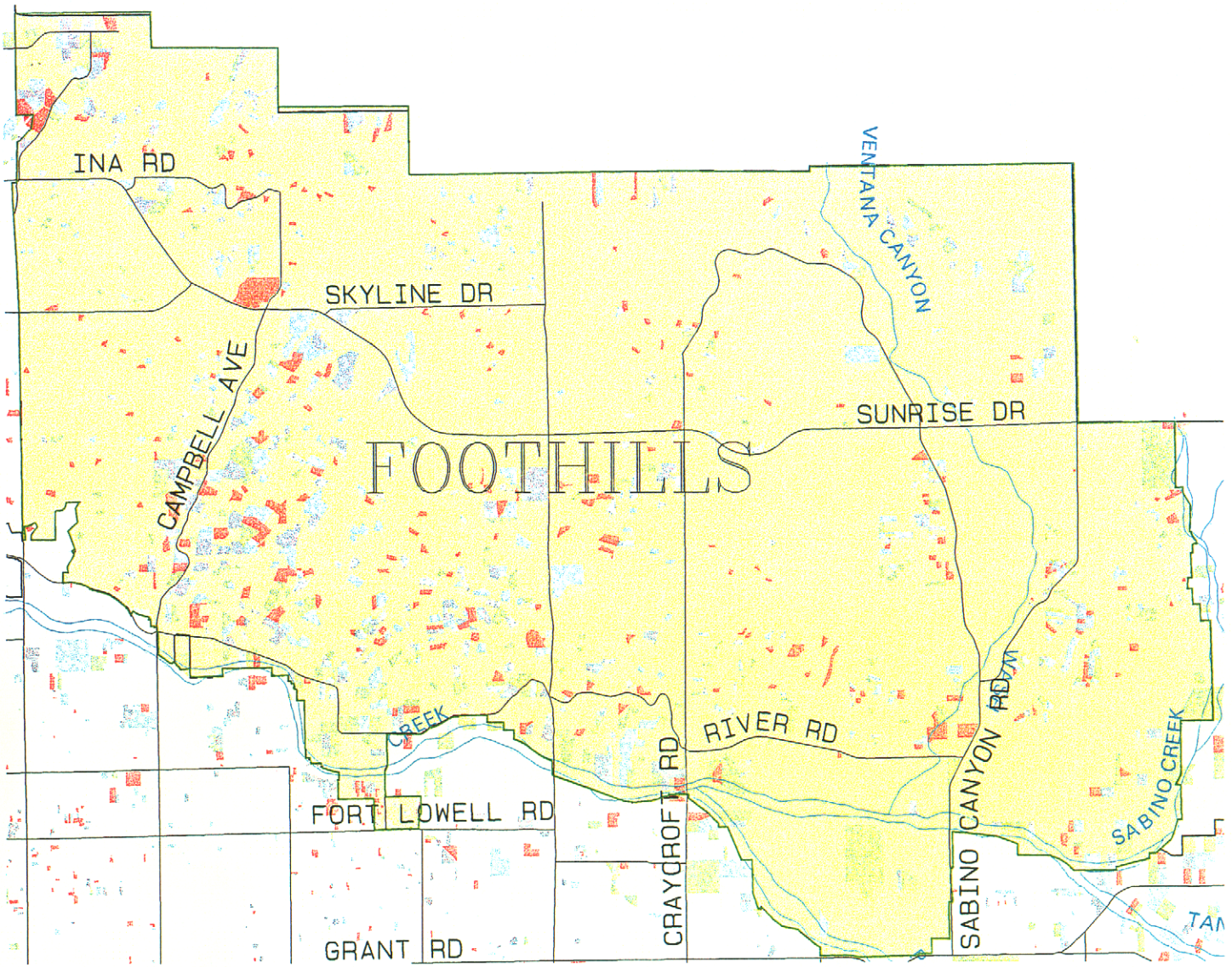
N

Scale 1: 16,000

16-MAR-2001

/mercury3/cplan/urbanize/tanquev/amls/tax2000_tv.aml

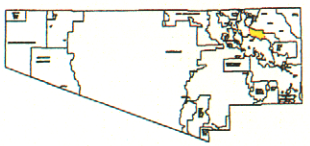
Pima County Comprehensive Land Use Plan
Foothills Urbanizing Area



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



Index Map Scale 1:1,500,000

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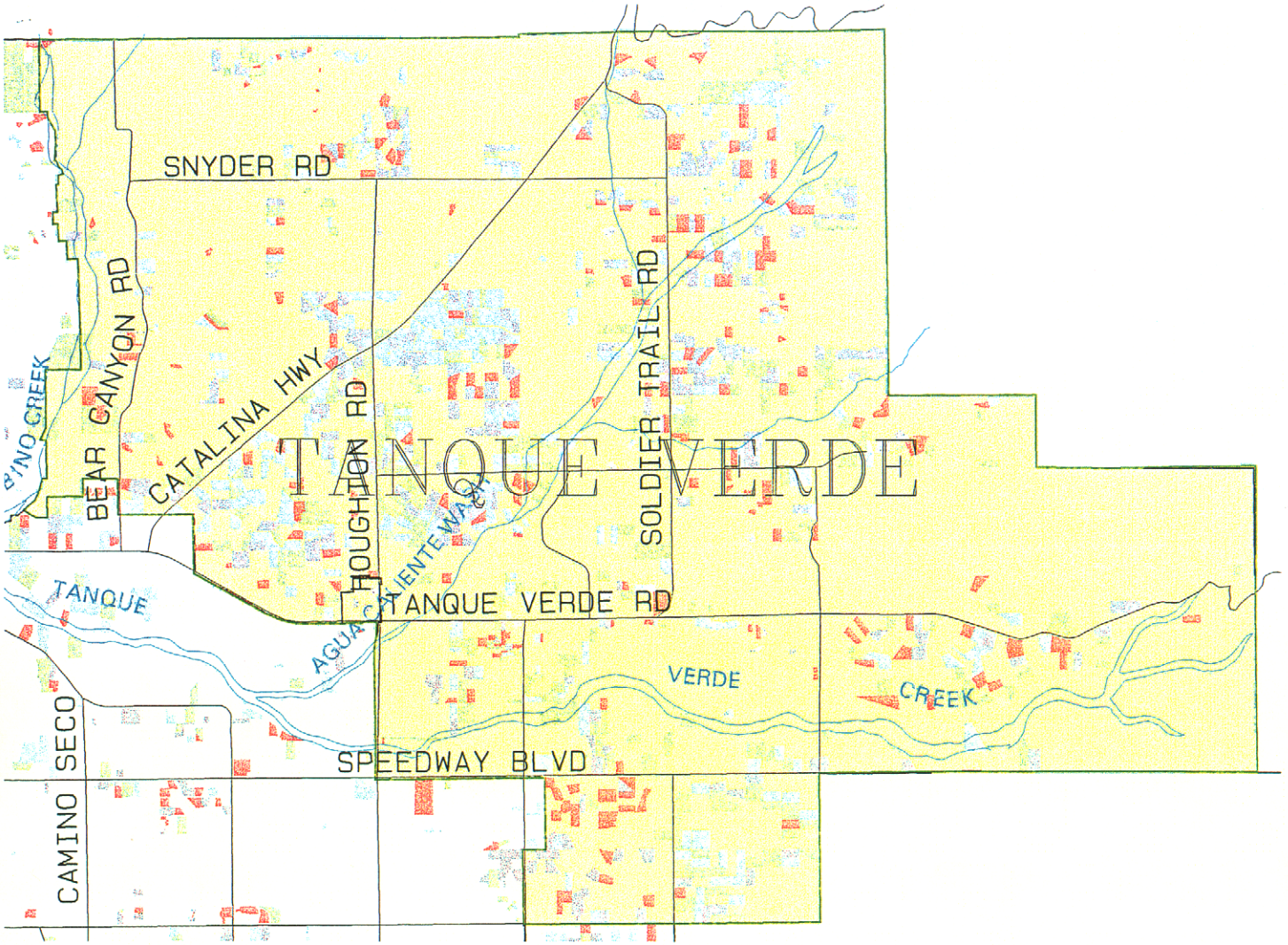
Scale 1: 17,000

16-MAR-2001

/mercury3/cplan/urbanize/foothills/arcls/fcv40_fh.aml

Pima County Comprehensive Land Use Plan

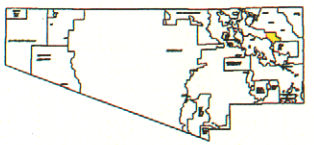
Tanque Verde Urbanizing Area



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



Index Map Scale 1:1,500,000

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This product is subject to the Department of Transportation Technical Services Division's Use Restriction Agreement.

N

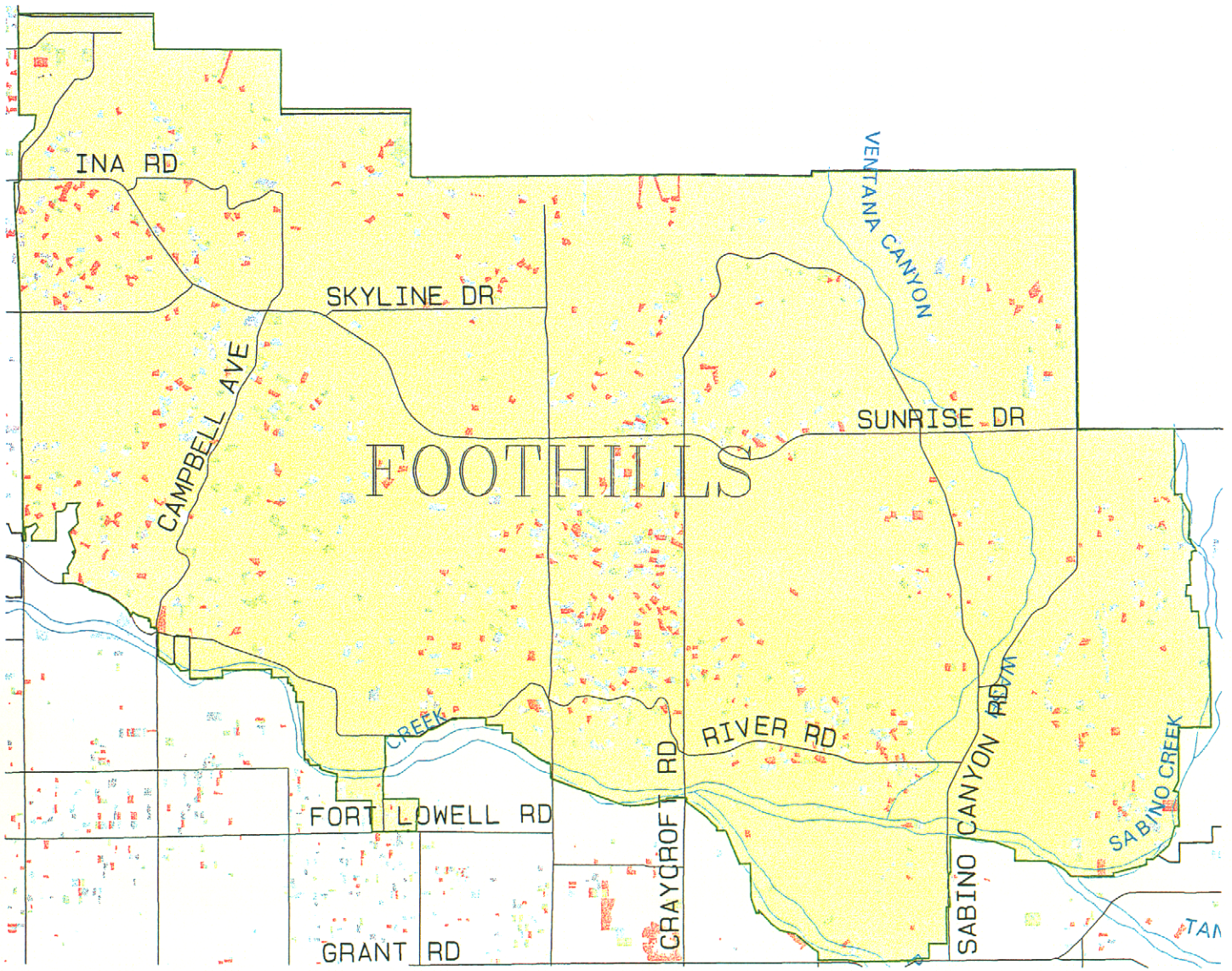
Scale 1: 16, 000

16-MAR-2001

/marcury3/cplan/urbanize/tanquev/amls/fcv40_tv.aml

Pima County Comprehensive Land Use Plan

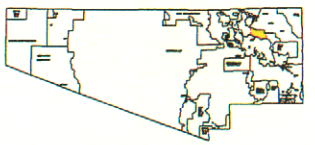
Foothills Urbanizing Area



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

Pima County Index Map



Index Map Scale 1:1,500,000

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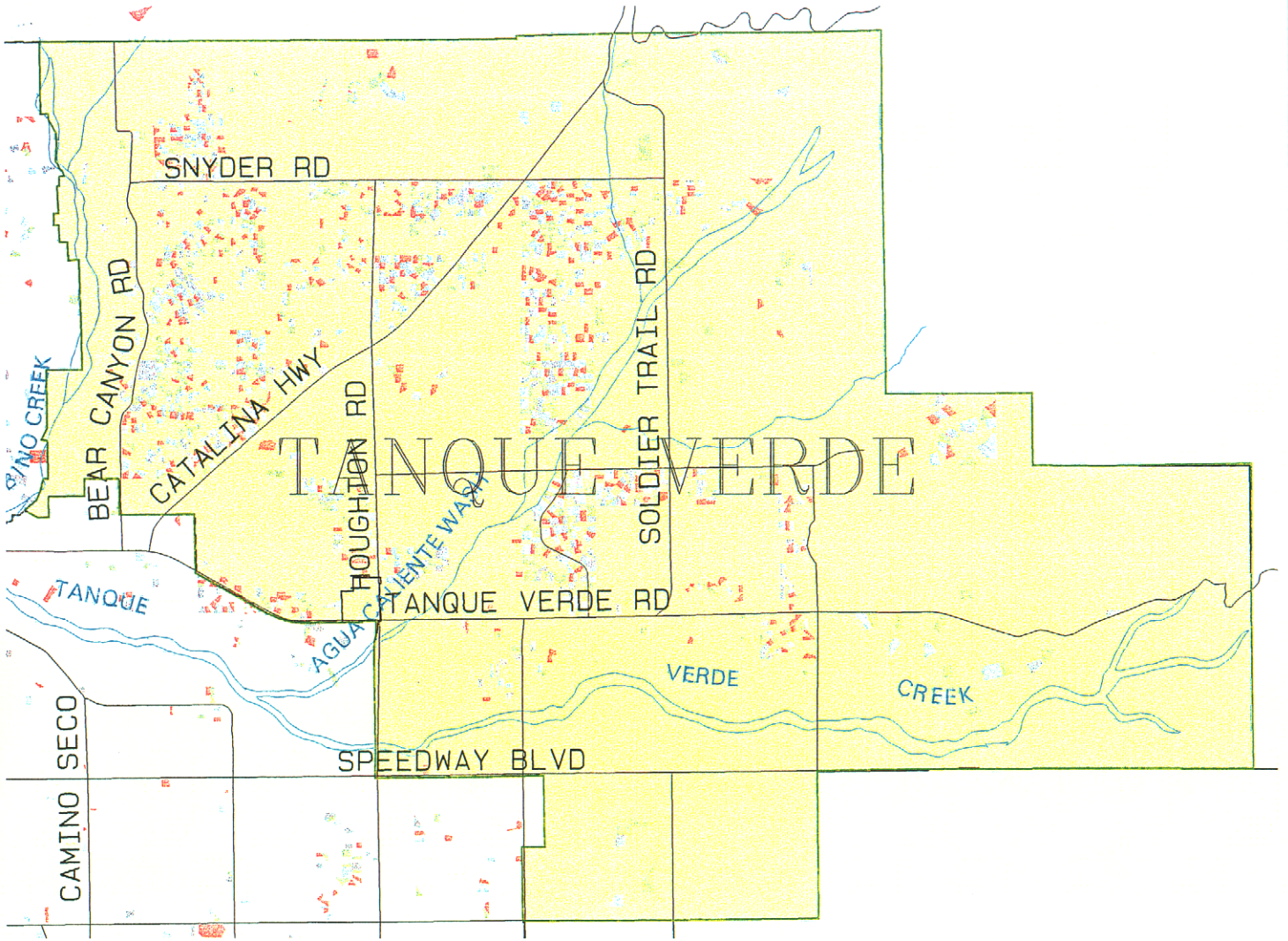
Scale 1: 17,000

16-MAR-2001

/mercury3/cplan/urbanize/foothills/arcls/fcv120_fn.aml

Pima County Comprehensive Land Use Plan

Tanque Verde Urbanizing Area

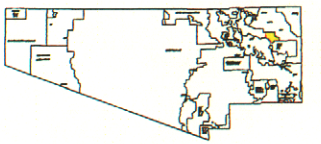


Full Cash Value Per Acre

$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

Pima County Index Map



Index Map Scale 1:1,500,000

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Scale 1: 16,000

16-MAR-2001

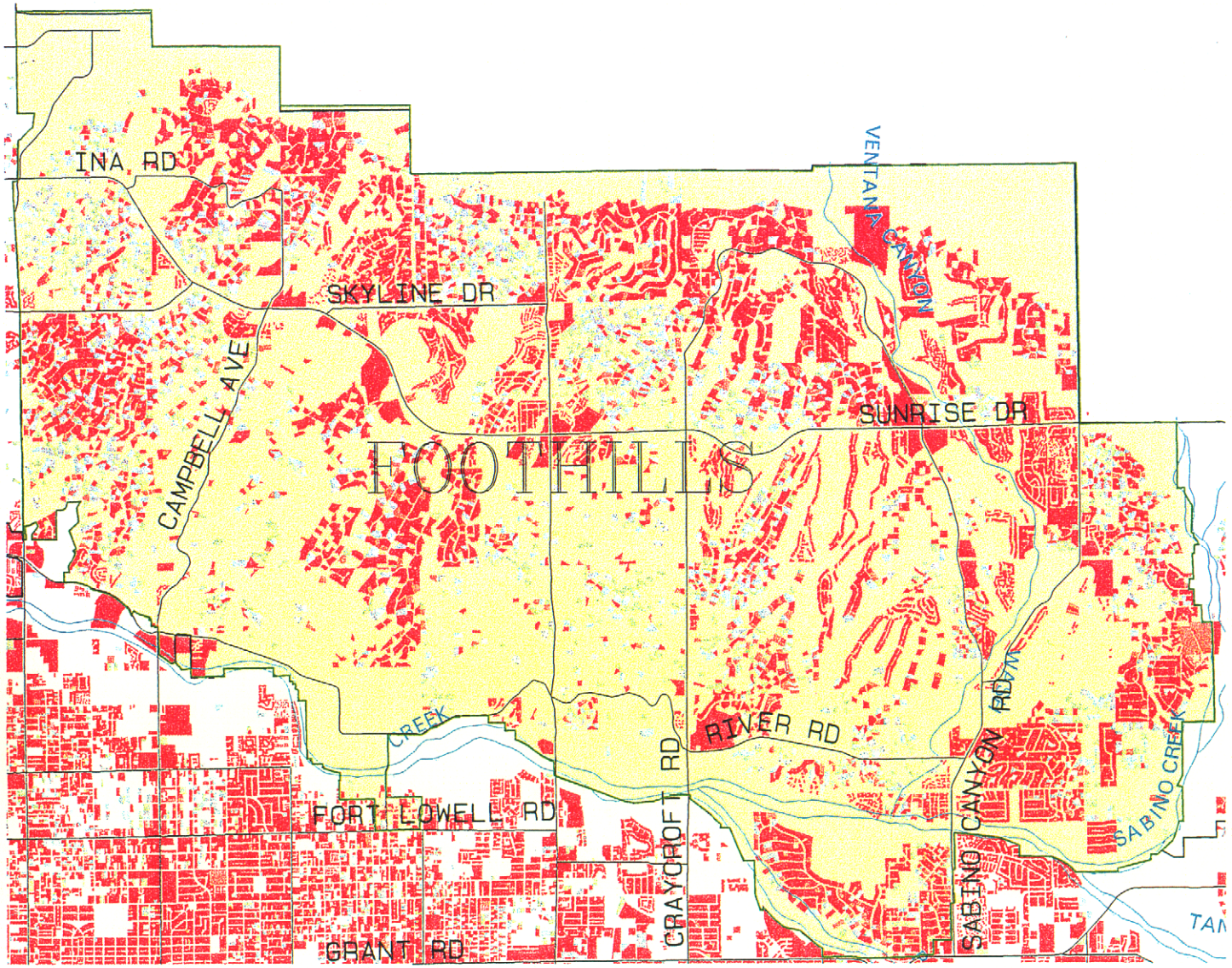
/mercury3/cplan/urbanize/tanquev/aml s/fcvi20_tv.aml

Pima County Comprehensive Land Use Plan

Foothills Urbanizing Area

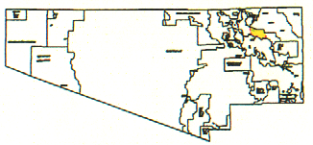
Full Cash Value Per Acre

$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



Index Map Scale 1:1,500,000

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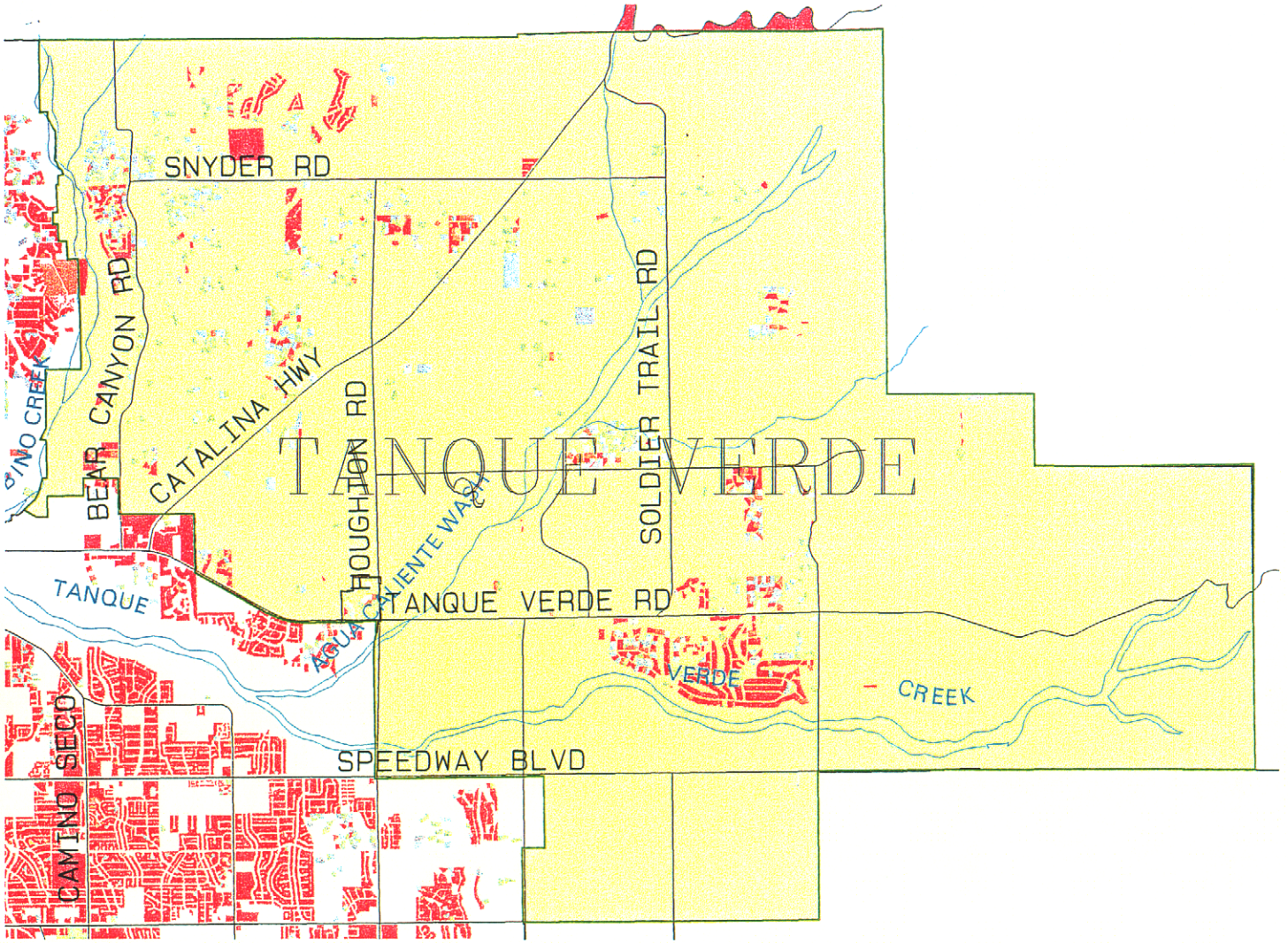
Scale 1: 17,000

16-MAR-2001

/mercury3/cplan/urbanize/foothills/amls/fcv200_fh.aml

Pima County Comprehensive Land Use Plan

Tanque Verde Urbanizing Area

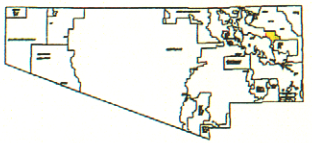


Full Cash Value Per Acre

$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



Index Map Scale 1:1,500,000

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N

Scale 1: 15, 000

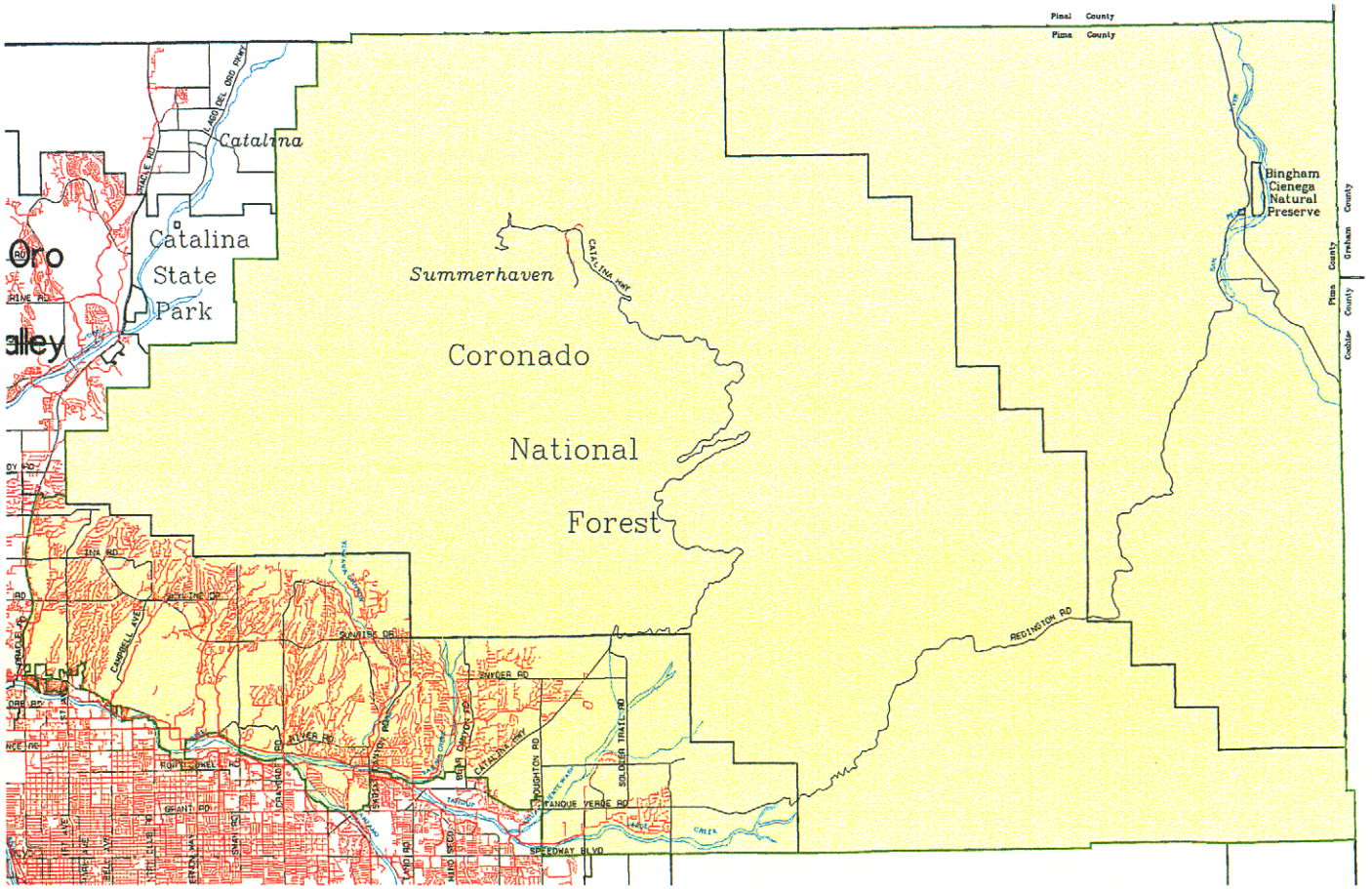
16-MAR-2001

/mercury3/cplan/urbanize/tanquev/aml$/tcv200_tv.aml

Pima County Comprehensive Land Use Plan

Catalina Foothills Subregion

Sewers

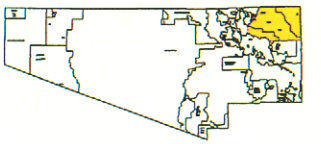


- Major Streets
- Major Washes
- Administrative Boundaries
- Sanitary Sewers 10" and Larger
- Sanitary Sewers Smaller Than 10"
- Sewer Service Area
- Sewer Treatment Facilities
- Subregion Extents

Statistics:

Miles of Sewers .. 41

Pima County Index Map



Index Map Scale 1:1,500,000

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N

Scale 1: 60,000

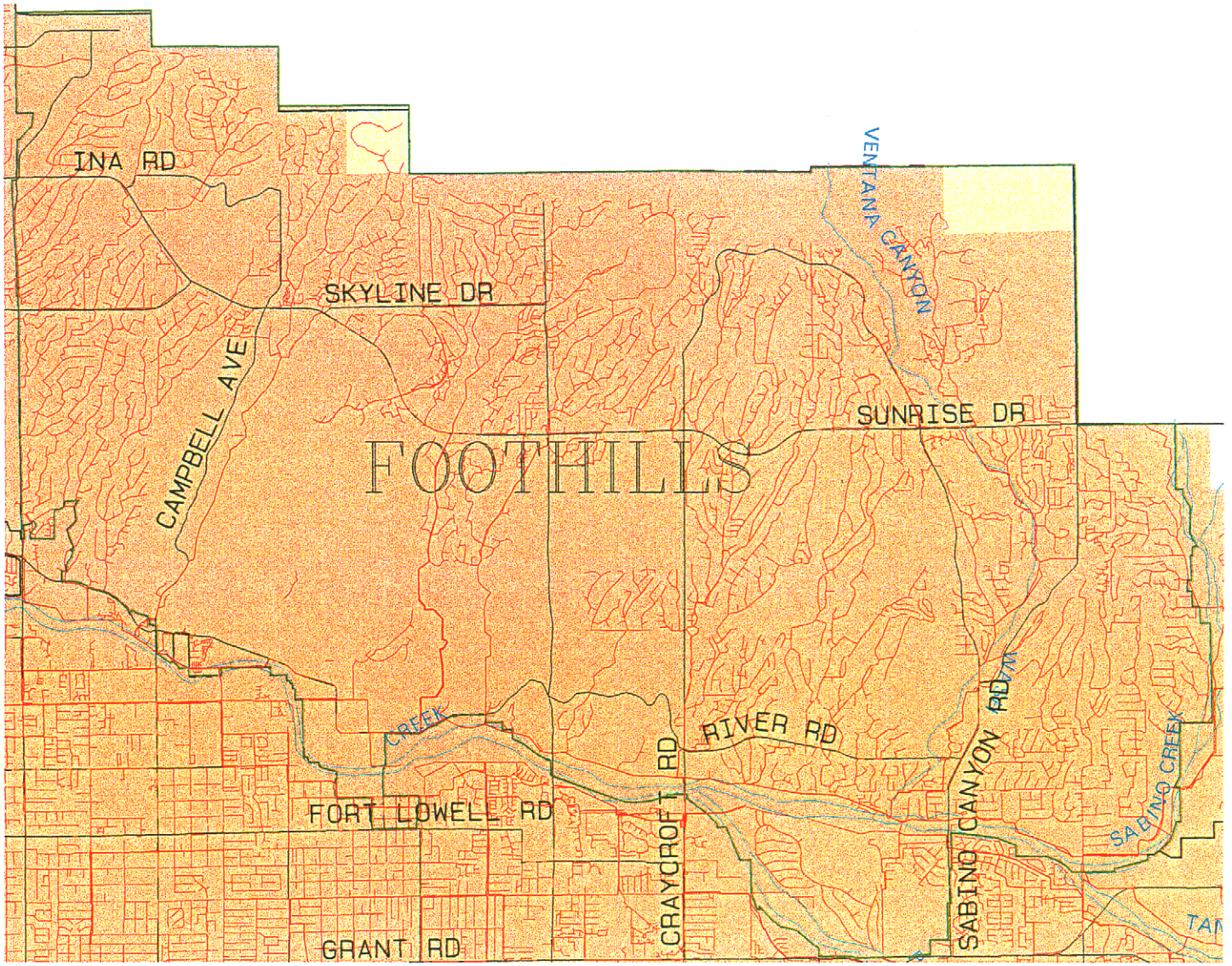
16-FEB-2001

/mercury3/cplan/cf/amls/sewers_cf.aml

Pima County Comprehensive Land Use Plan

Foothills Urbanizing Area

Sewers

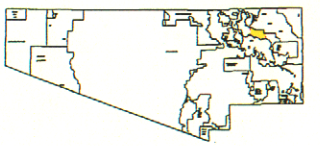


- Major Streets
- Major Washes
- Administrative Boundaries
- Sanitary Sewers 10" and Larger
- Sanitary Sewers Smaller Than 10"
- Sewer Service Area
- Sewer Treatment Facilities
- Urbanizing Area Extents

Statistics:

Miles of Sewers ... 34

Pima County Index Map



Index Map Scale 1:1,500,000

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Scale 1: 17,000

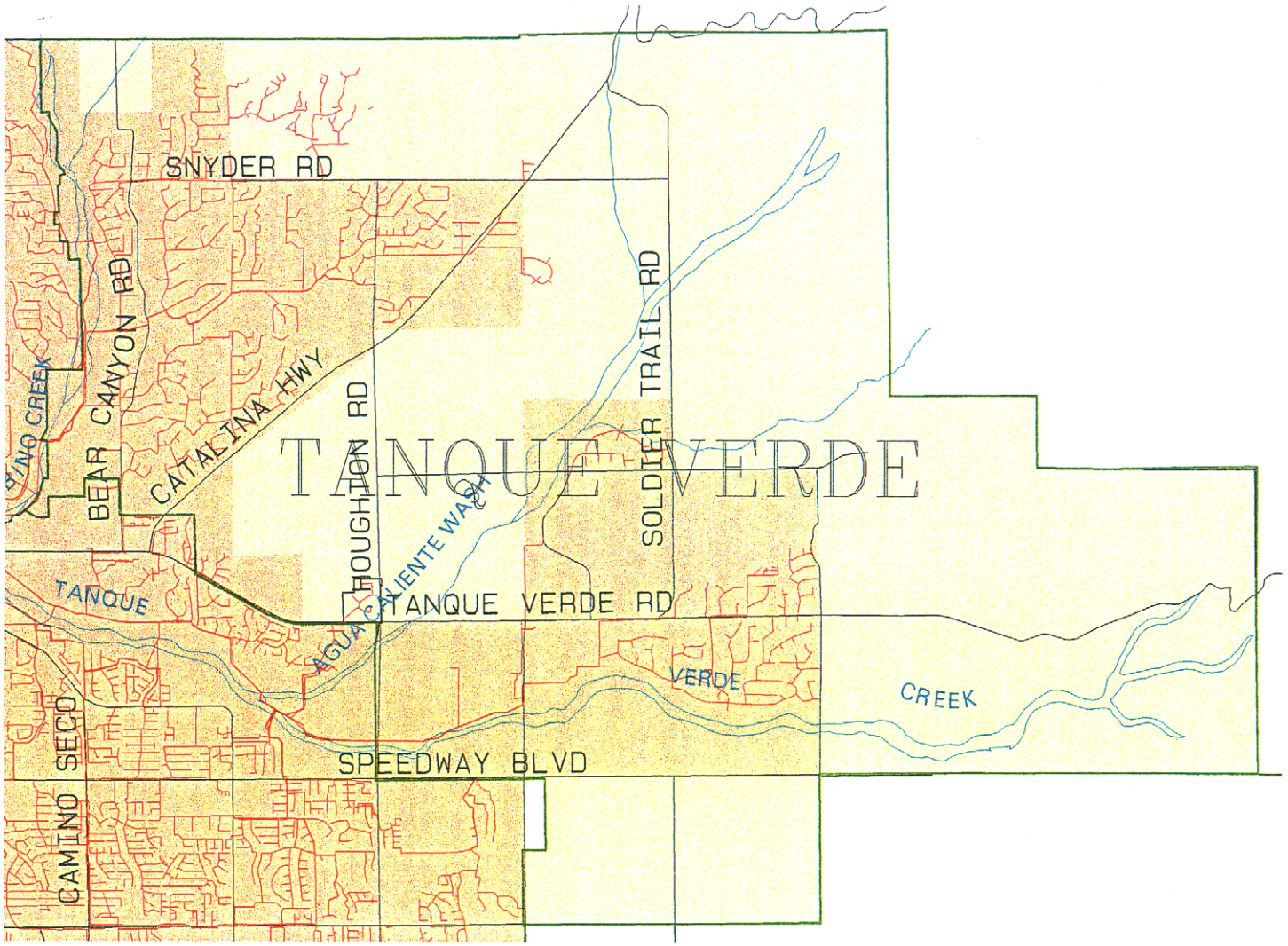
20-FEB-2001

/mercury3/cplan/urbanize/foothills/amls/sewer_fh.aml

Pima County Comprehensive Land Use Plan

Tanque Verde Urbanizing Area

Sewers

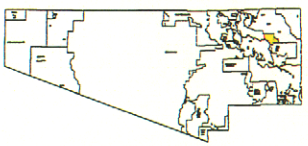


- Major Streets
- Major Washes
- Administrative Boundaries
- Sanitary Sewers 10" and Larger
- Sanitary Sewers Smaller Than 10"
- Sewer Service Area
- Sewer Treatment Facilities
- Urbanizing Area Extents

Statistics:

Miles of Sewers: 4

Pima County Index Map



Index Map Scale 1:1,500,000

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Scale 1: 16,000

29-FEB-2001

/mercury3/cplan/urbanize/tanquev/amls/sewers_tv.aml

Pima County Comprehensive Land Use Plan

Catalina Foothills Subregion

Bridges and Culverts

- Major Streets
- Major Washes
- Administrative Boundaries
- Bridges
- Culverts
- Subregion Extents

Statistics:

Bridges...... 15
Culverts..... 1098

Pima County Index Map

Index Map Scale 1:1,500,000

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N

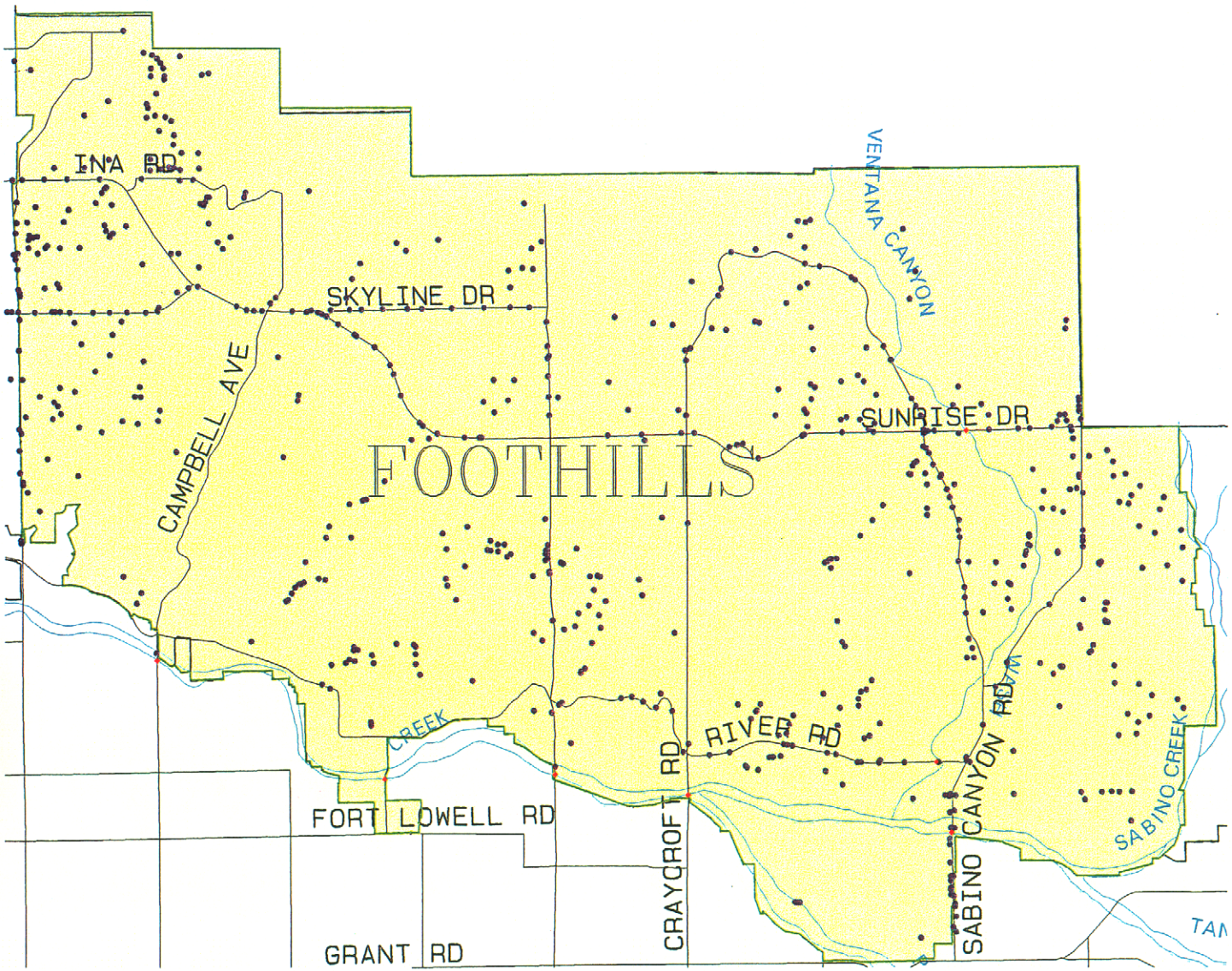
Scale 1: 60,000

/mercury3/cplan/catft/amls/bridges_cf.aml

13-FEB-2001

Pima County Comprehensive Land Use Plan
Foothills Urbanizing Area

Bridges And Culverts

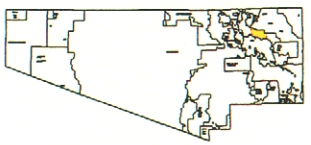


- Bridges
- Culverts
- Major Streets
- Major Washes
- Administrative Boundaries
- Urbanizing Area Extents

Statistics:

Bridges..... 6
Culverts..... 623

Pima County Index Map



Index Map Scale 1:1,500,000

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Scale 1: 17,000

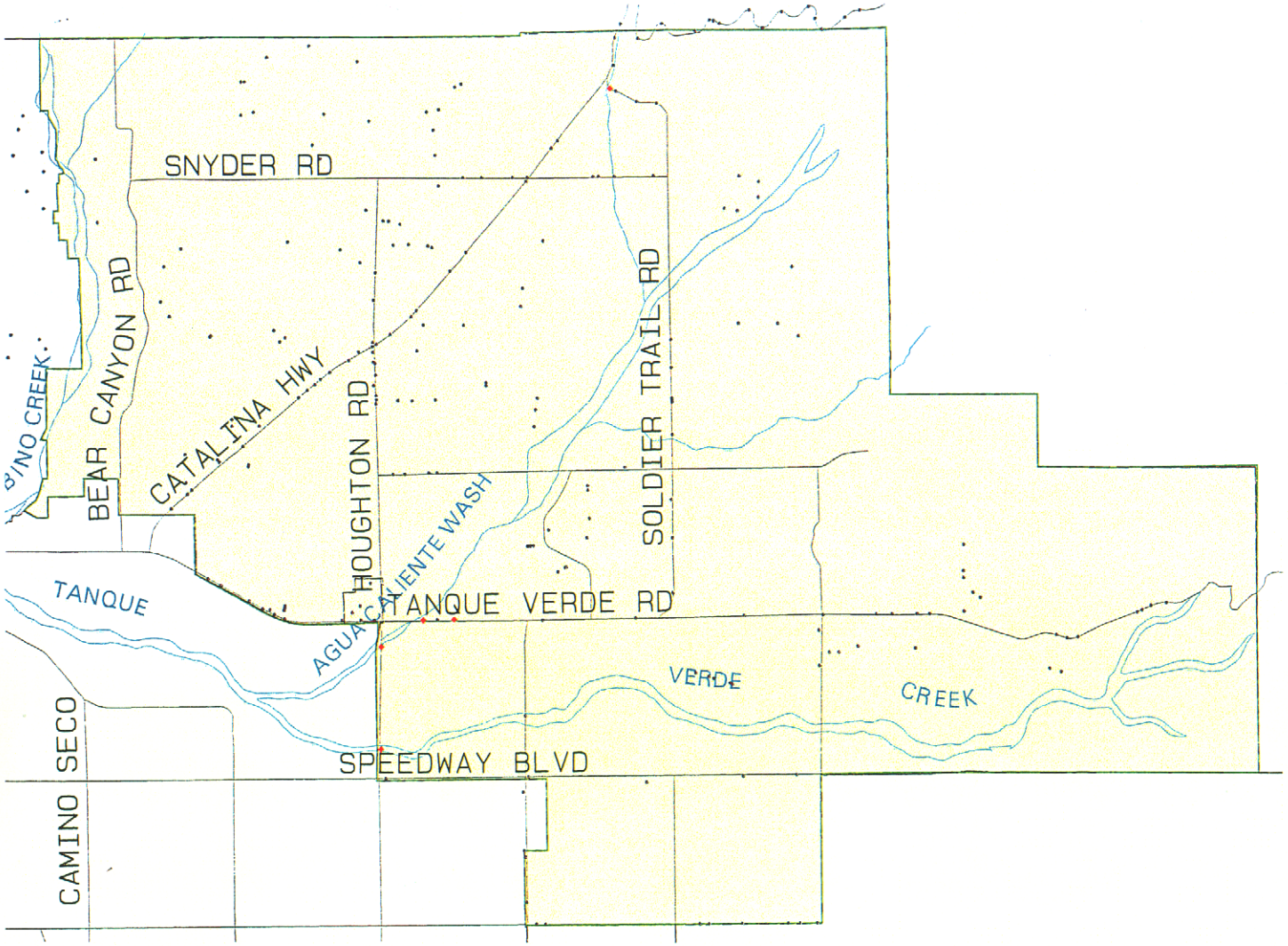
16-FEB-2001

/mercury3/cplan/urbanize/foothills/aml5/bridges_fh.aml

Pima County Comprehensive Land Use Plan

Tanque Verde Urbanizing Area

Bridges and Culverts



- Major Streets
- Major Washes
- Administrative Boundaries
- Bridges
- Culverts
- Urbanizing Area Extents

Statistics:

Bridges	5
Culverts	211

Pima County Index Map

Index Map Scale 1:1,500,000

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Scale 1: 16,000

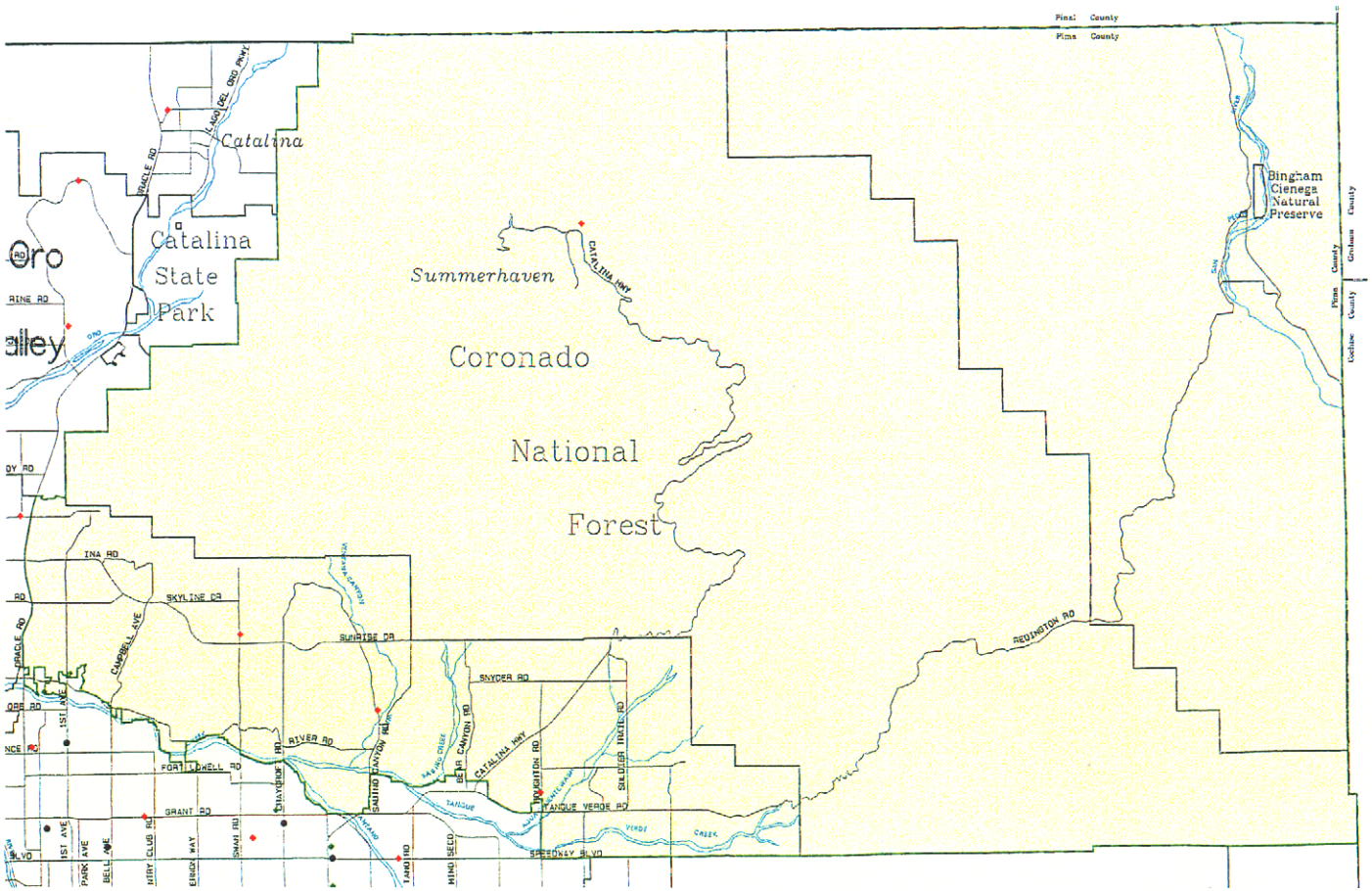
14-FEB-2001

/mercury3/cplan/urbanize/tanquev/amls/bridges_tv.aml

Pima County Comprehensive Land Use Plan

Catalina Foothills Subregion

Hospitals, Health Facilities And Fire Stations



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

Statistics:

Hospitals	No Data
Health Facilities	No Data
Fire Stations	4

Pima County Index Map

Index Map Scale 1:1,100,000

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N

Scale 1: 60,000

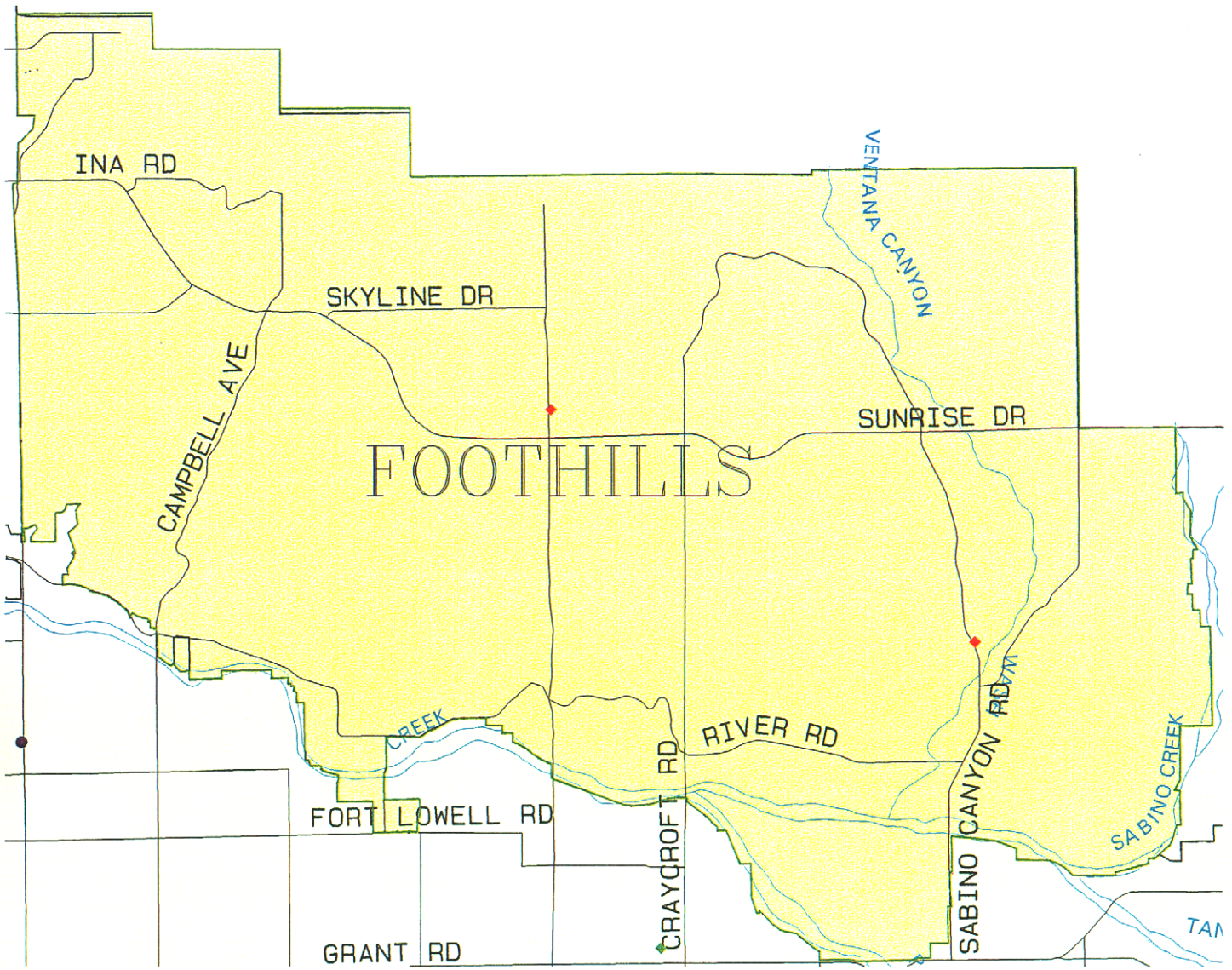
14-FEB-2001

/mercury3/cplan/catft/amls/hospital_cf.aml

Pima County Comprehensive Land Use Plan

Foothills Urbanizing Area

Hospitals, Health Facilites, And Fire Stations

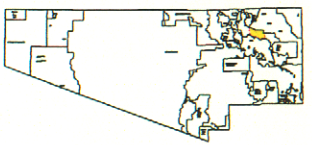


- Major Streets
- Major Washes
- Administrative Boundaries
- Hospitals
- Health Facilities
- Fire Stations
- Urbanizing Area Extents

Statistics:

Hospitals	No Data
Health Facilities	No Data
Fire Stations	2

Pima County Index Map



Index Map Scale 1:1,500,000

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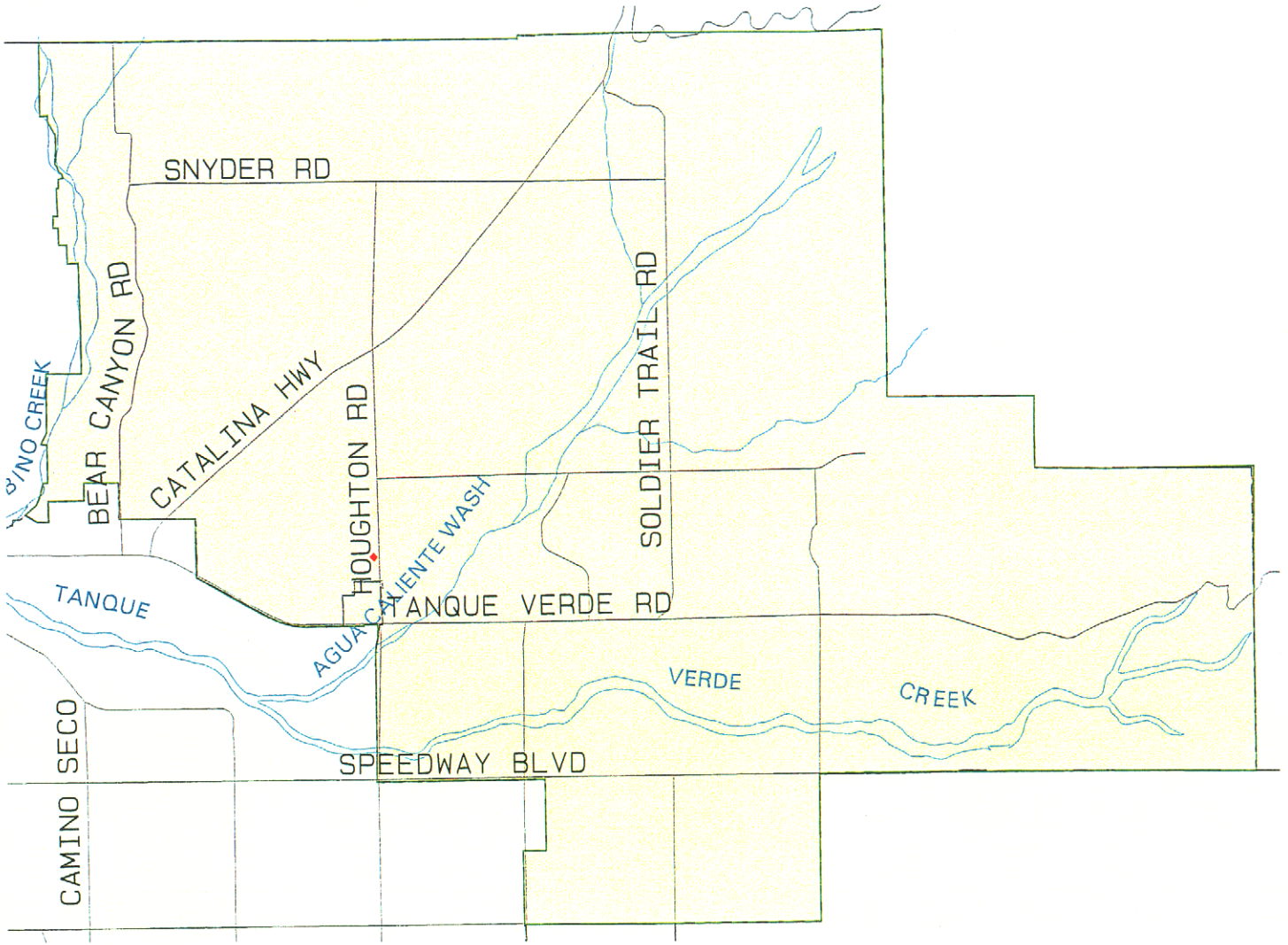
Scale 1: 17,000

15-FEB-2001

/mercury3/cplan/urbanize/foothills/amls/hospital_fh.aml

Pima County Comprehensive Land Use Plan

Tanque Verde 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.No Data
Fire Stations.....1

Pima County Index Map

Index Map Scale 1:1,100,000

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N

Scale 1: 16,000

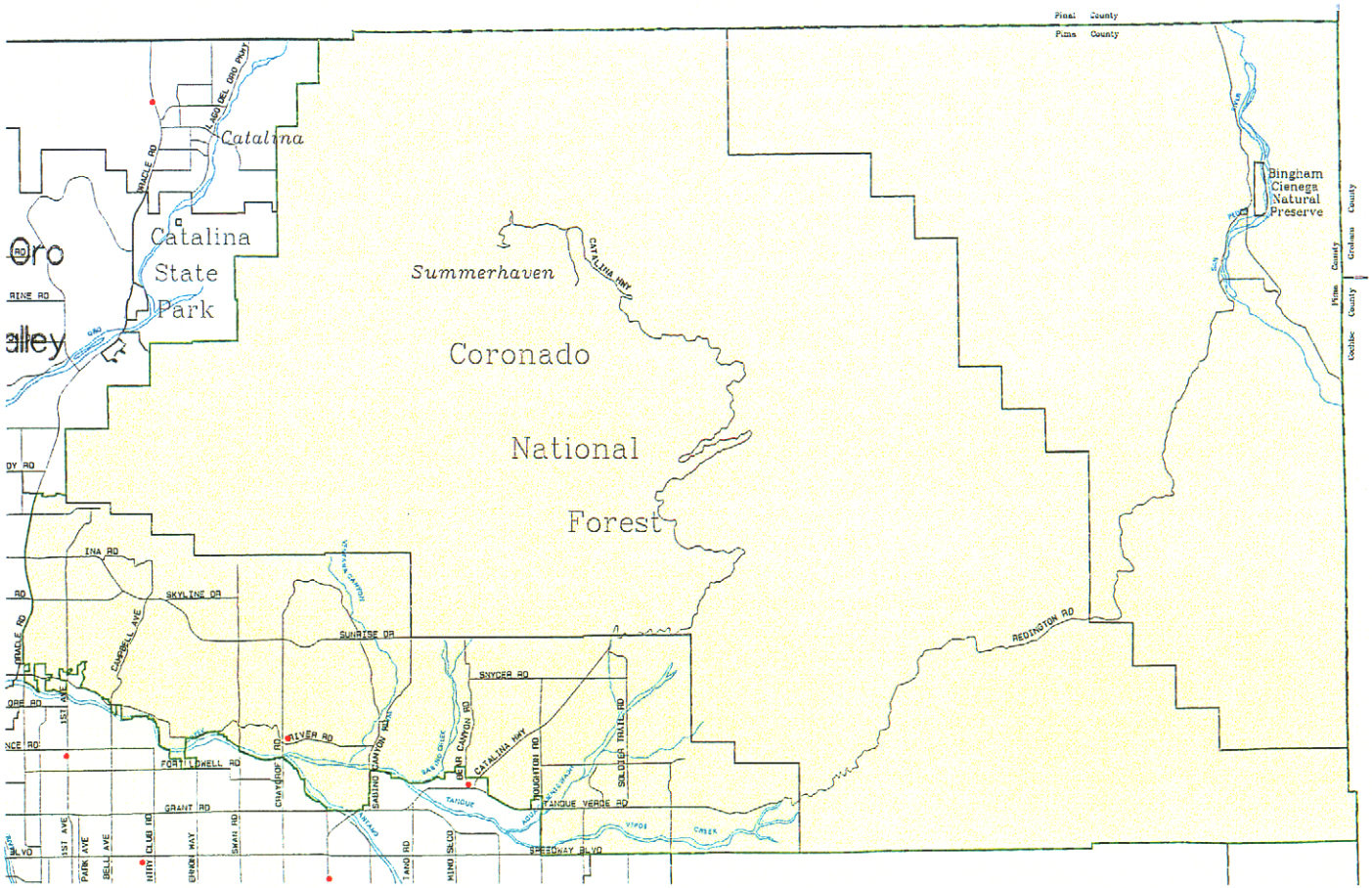
14-FEB-2001

/mercury3/cplan/urbanize/tanquev/amls/hospital_tv.aml

Pima County Comprehensive Land Use Plan

Catalina Foothills Subregion

Public Libraries



Major Streets
Major Washes
Administrative Boundaries
Libraries
Subregion Extents

Statistics:

Count 1

Pima County Index Map

Index Map Scale 1:1,500,000

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N

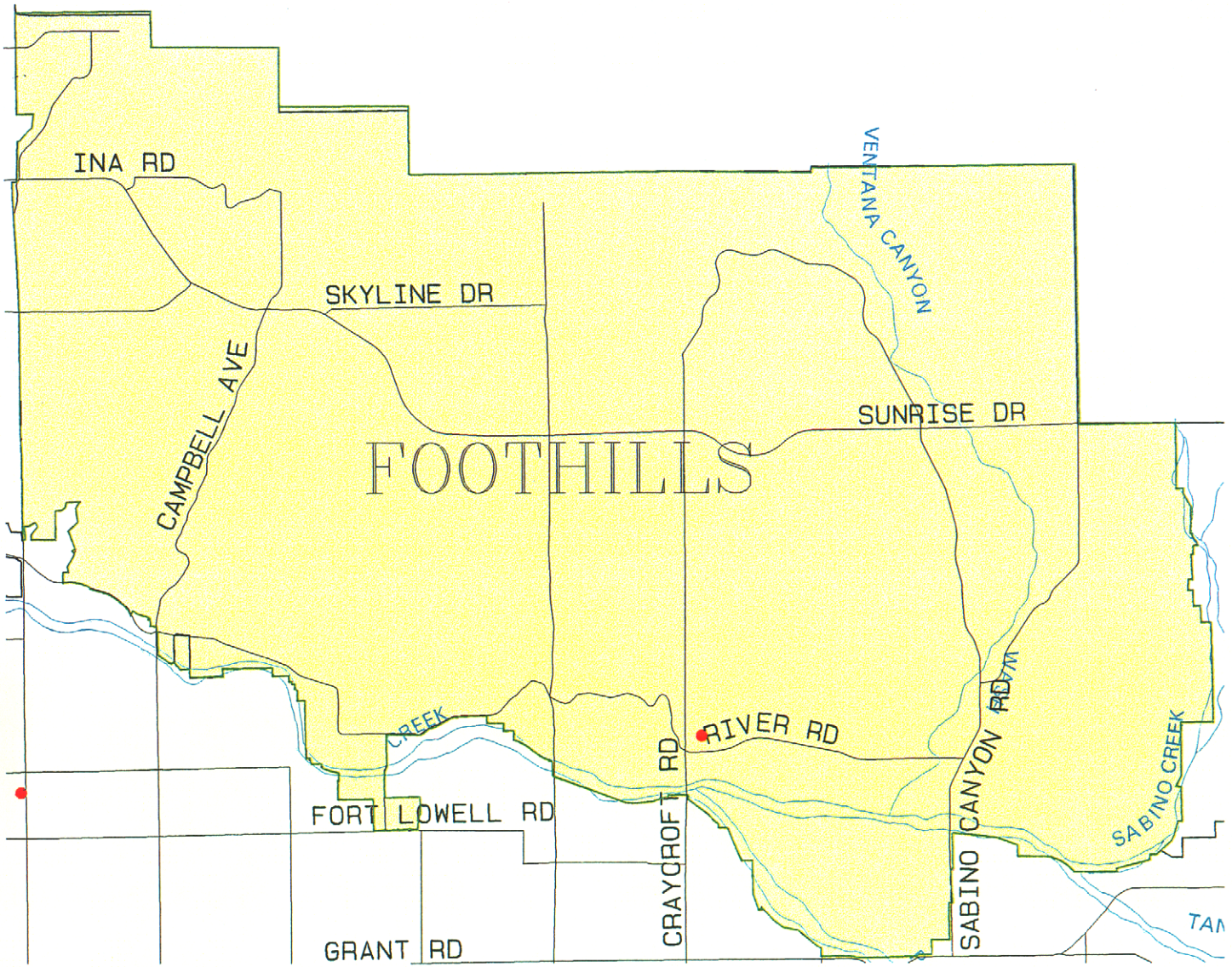
Scale 1: 50, 000

15-FEB-2001

/mercury3/cplan/cf/amls/library_cf.aml

Pima County Comprehensive Land Use Plan
Foothills Urbanizing Area

Public Libraries

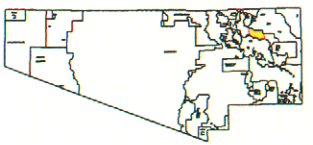


- Major Streets
- Major Washes
- Administrative Boundaries
- Libraries
- Urbanizing Area Extents

Statistics:

Count 1

Pima County Index Map



Index Map Scale 1:1,500,000

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Scale 1: 17,000

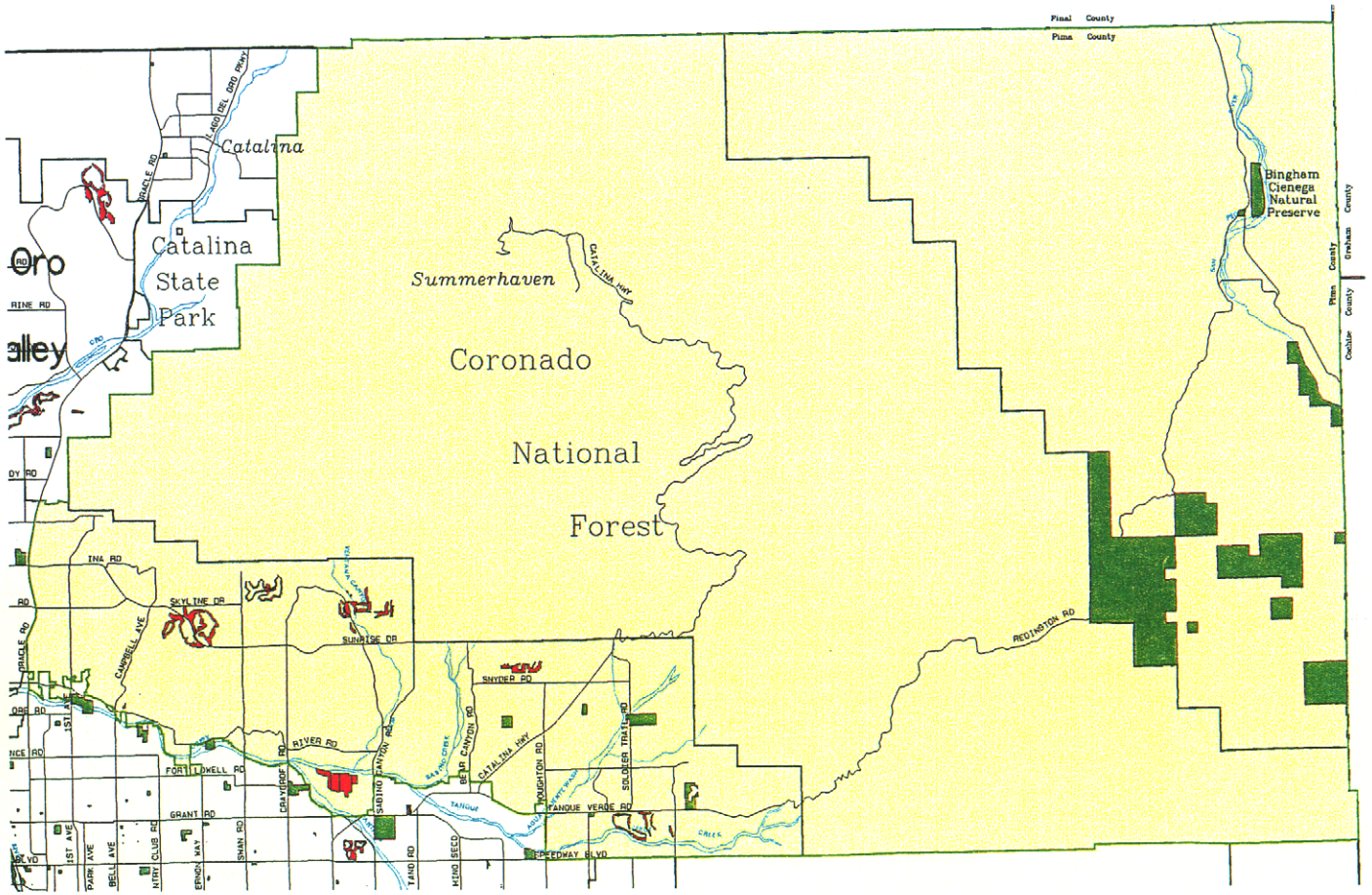
16-FEB-2001

/mercury3/cplan/urbanize/foothills/amls/library_fh.aml

Pima County Comprehensive Land Use Plan

Catalina Foothills Subregion

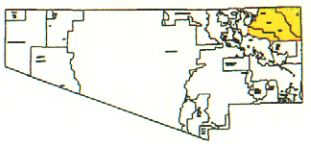
Parks and Golf Courses



Statistics:

Parks:	
Count	9
Acres	7,229
Golf Courses:	
Count	7
Acres	803

Pima County Index Map



Index Map Scale 1:1,500,000

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Scale 1: 60,000

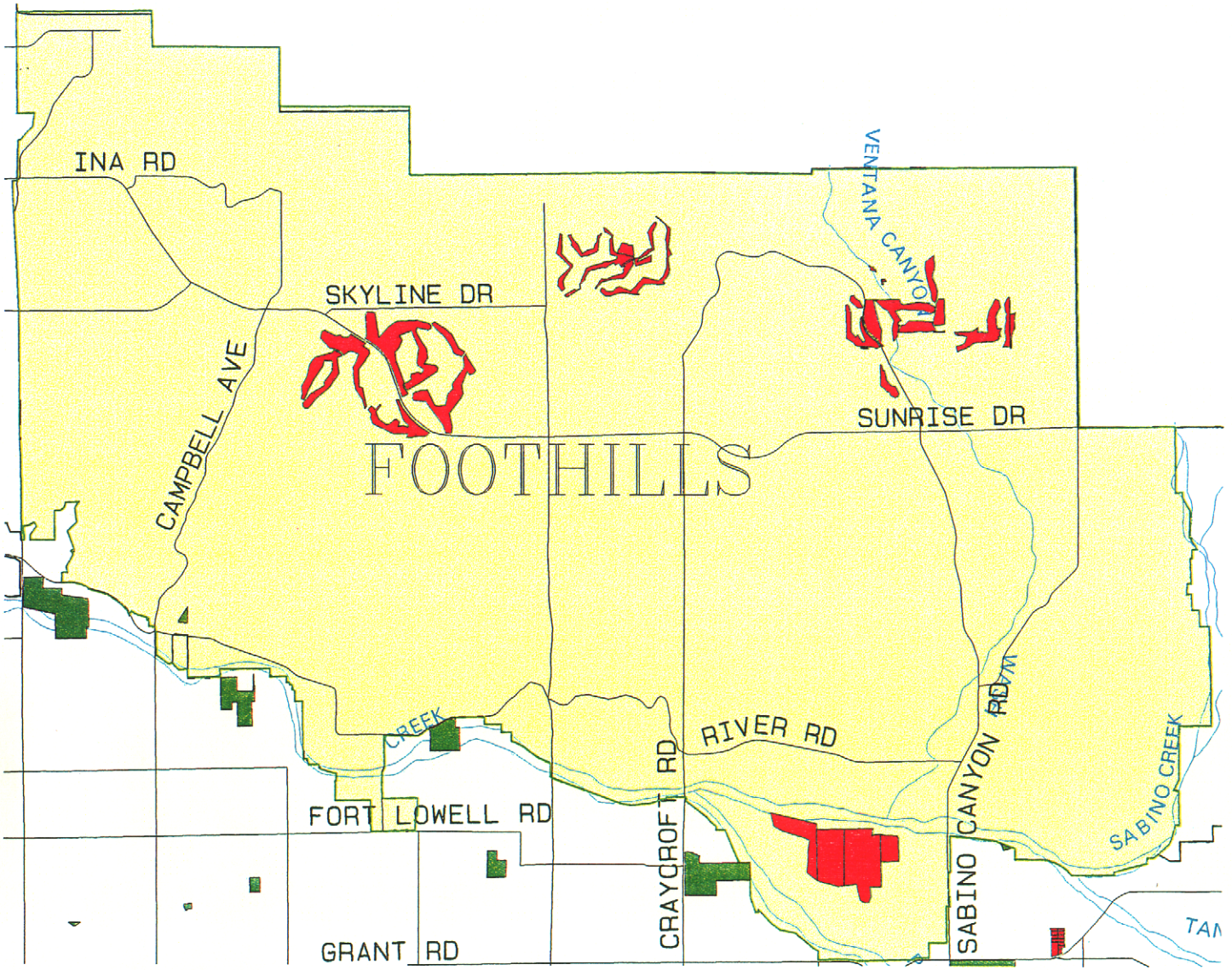
16-FEB-2001

/mercury3/cplan/catft/aml s/parks_cf.aml

Pima County Comprehensive Land Use Plan

Foothills Urbanizing Area

Parks And Golf Courses

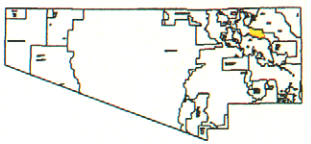


- Major Streets
- Major Washes
- Administrative Boundaries
- Parks
- Golf Courses
- Urbanizing Area Extents

Statistics:

Parks:	
Count	2
Acres	2
Golf Courses:	
Count	4
Acres	640

Pima County Index Map



Index Map Scale 1:1,500,000

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Scale 1: 17,000

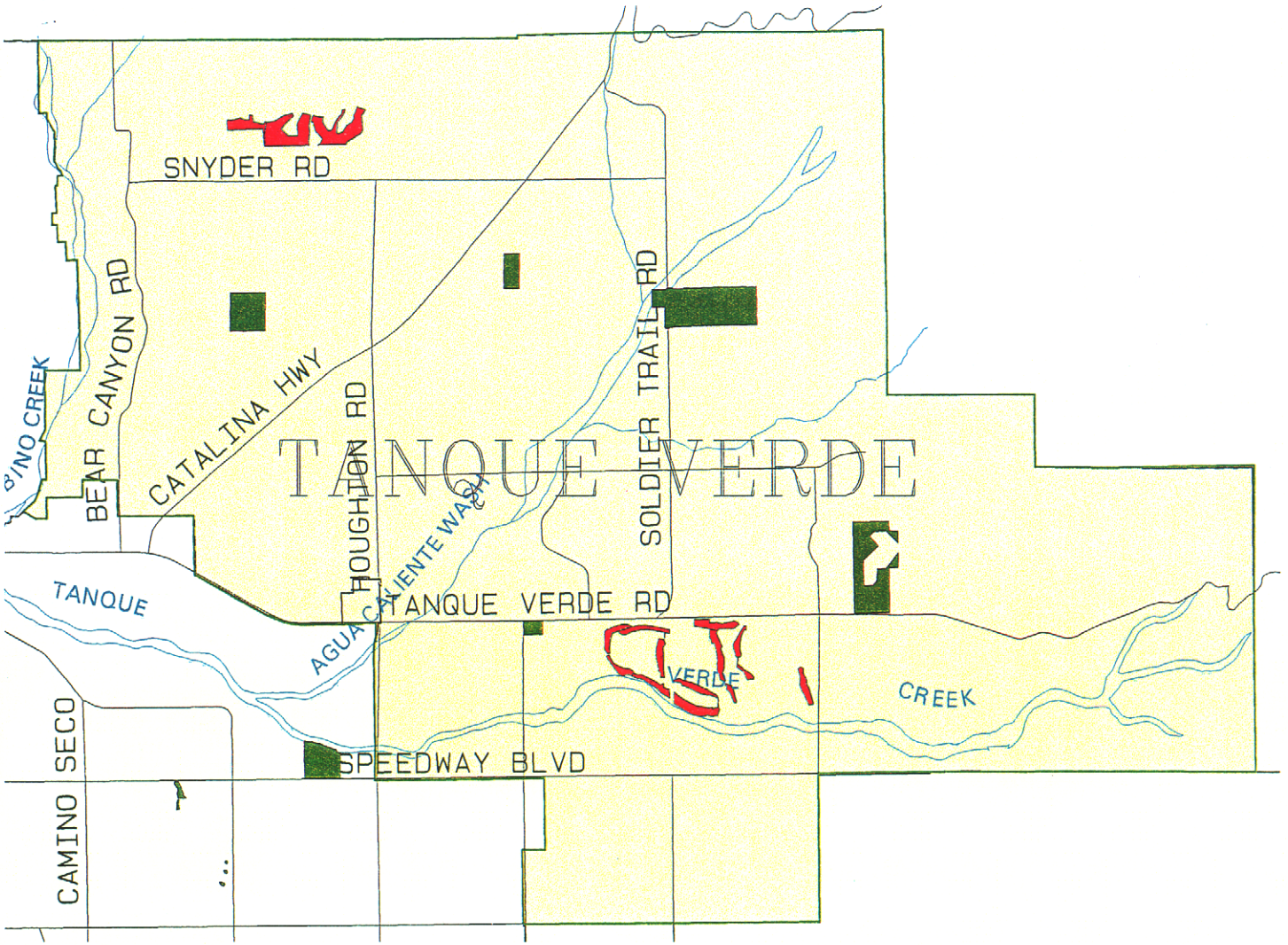
16-FEB-2001

/mercury3/cplan/urbanize/foothills/aml s/parks_fn.aml

Pima County Comprehensive Land Use Plan

Tanque Verde Urbanizing Area

Parks and Golf Courses



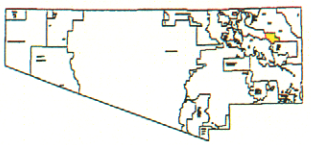
- Major Streets
- Major Washes
- Administrative Boundaries
- Parks
- Golf Courses
- Subregion Extents

Statistics:

Parks
Count.... 5
Acres.... 250

Golf Courses
Count..... 2
Acres..... 163

Pima County Index Map



Index Map Scale 1:1,500,000

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Scale 1: 15,000

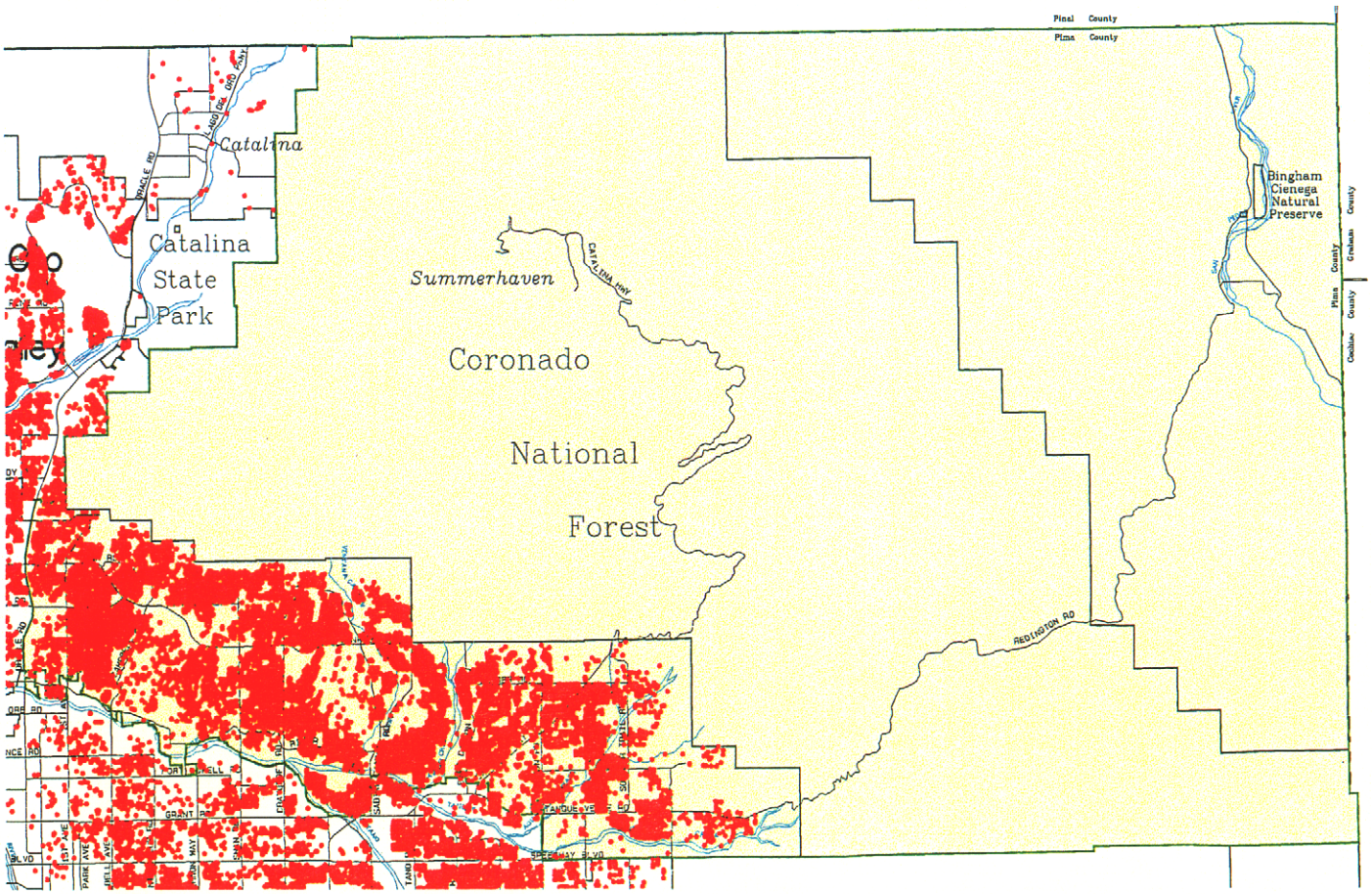
28-FEB-2001

/mercury3/cplan/urbanize/tanquev/emls/parks_tv.aml

Pima County Comprehensive Land Use Plan

Catalina Foothills Subregion

Swimming Pools

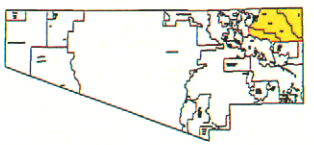


- Swimming Pools
- Major Streets
- Major Washes
- Administrative Boundaries
- Subregion Extents

Statistics:

Count 9,914

Pima County Index Map



Index Map Scale 1:1,500,000

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N

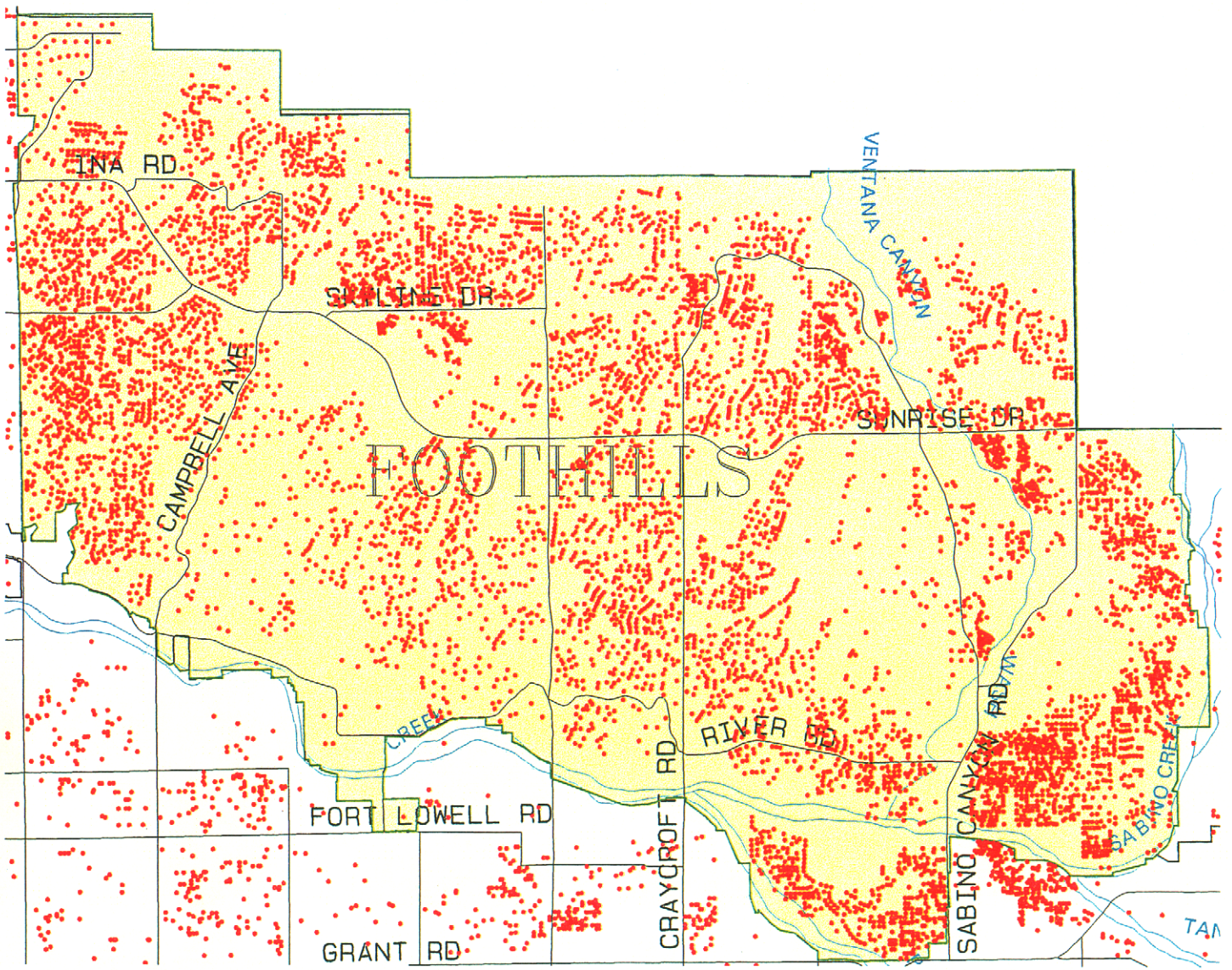
Scale 1: 60,000

26-FEB-2001

/mercury3/cplan/catft/amls/pools_cf.aml

Pima County Comprehensive Land Use Plan
Foothills Urbanizing Area

Swimming Pools

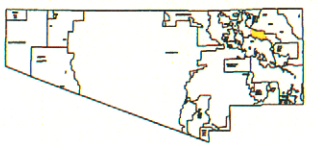


- Swimming Pools
- Major Streets
- Major Washes
- Administrative Boundaries
- Urbanizing Area Extents

Statistics:

Count 6,877

Pima County Index Map



Index Map Scale 1:1,500,000

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Scale 1: 17,000

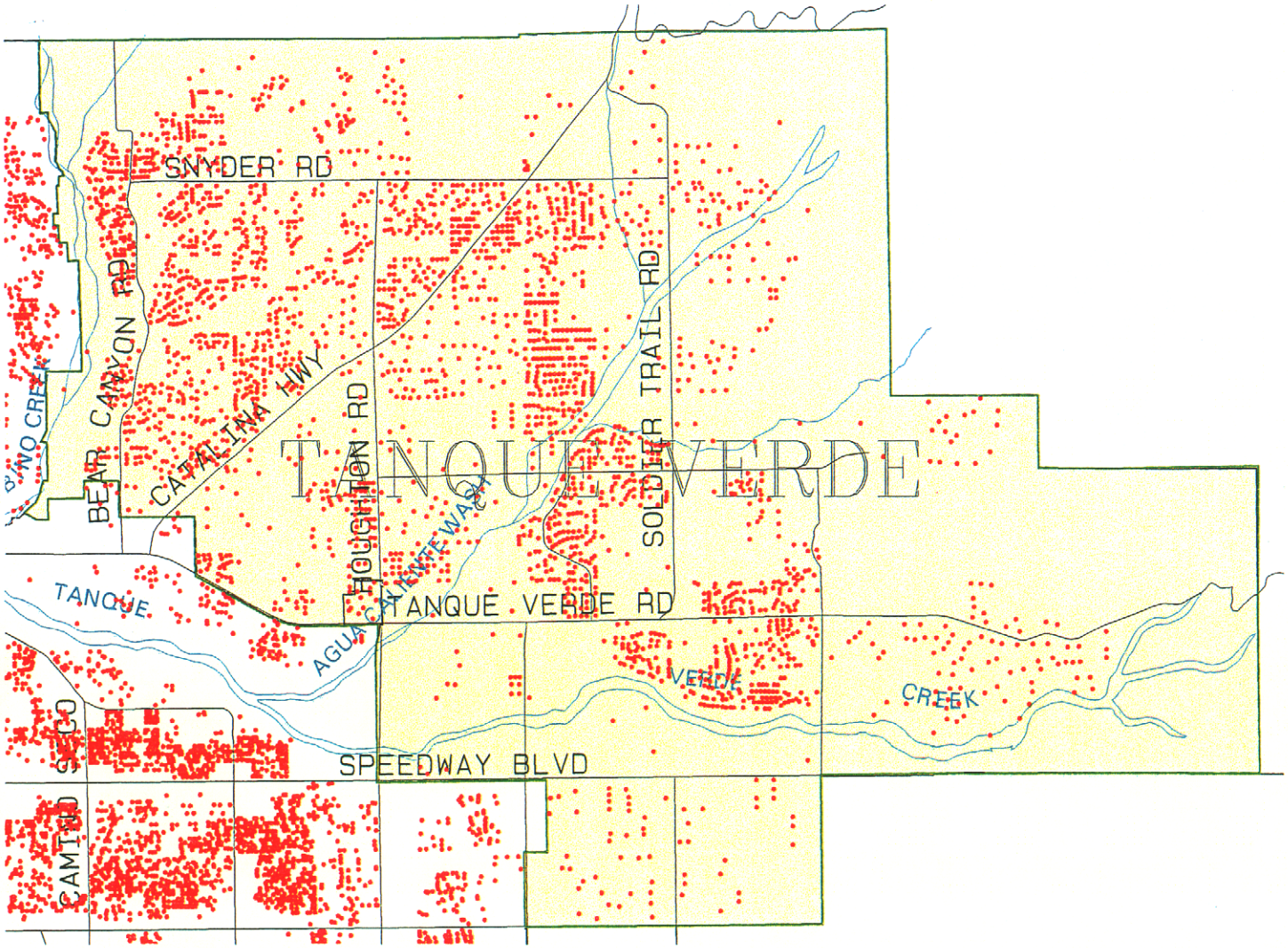
23-FEB-2001

/mercury3/cplan/urbanize/foothills/amls/pools_fh.aml

Pima County Comprehensive Land Use Plan

Tanque Verde Urbanizing Area

Swimming Pools

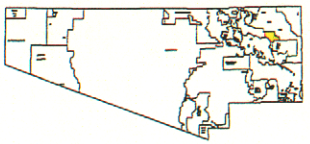


- Swimming Pools
- Major Streets
- Major Washes
- Administrative Boundaries
- Urbanizing Area Extents

Statistics:

Count 2,646

Pima County Index Map



Index Map Scale 1:1,500,000

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N

Scale 1: 15,000

26-FEB-2001

/mercury3/cplan/urbanize/tanquev/aml6/pools_tv.aml