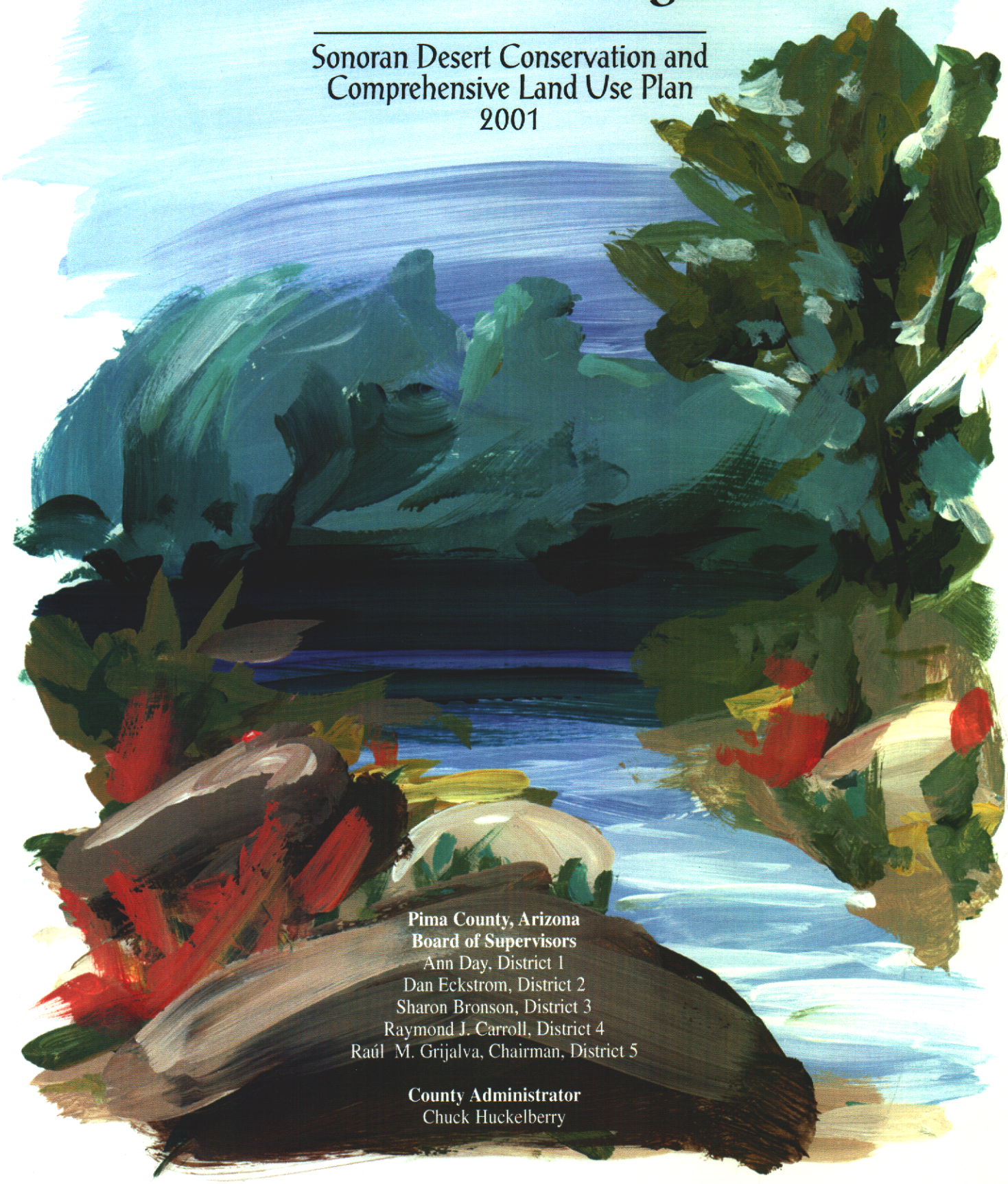
DRAFT

Resources of the Rincon/ Southeast Subregion

Sonoran Desert Conservation and Comprehensive Land Use Plan 2001



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Sonoran Desert Conservation Plan

RESOURCES OF THE SOUTHEAST SUBREGION

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RESOURCES OF THE SOUTHEAST SUBREGION

I. Introduction to the Southeast Subregion

This document provides an inventory of infrastructure resources in the Southeast Subregion of Pima County. When viewed in terms of population, this subregion ranks third of the six in Eastern Pima County, with 27,604 people, according to the 2000 Census.

II. Transportation in the Southeast 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.

- Rincon / Santa Rita Subregion -- Pima County maintains 253 miles of road in this subregion; 216 miles are paved. Average daily traffic volumes range from 42,900 on I-10 to 1,600 on Camino Loma Alta. Public transit and bicycle facilities are limited or not available. Planned improvements include a new Sahuarita Road corridor, but funding is not established. Additional issues in the subregion include: lot splits create demand for paved local roads.

III. Water Resources in the Southeast 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.

- East Tucson Valley -- This area includes the Rincon Mountains, Tanque Verde Wash, and Cienega Creek, where significant riparian resources can be found. In all of these areas new groundwater pumping could negatively impact the resources. Davidson Canyon is a major ephemeral tributary of Cienega Creek that runs partly through state trust land which may be sold in the future. If this land is sold, nothing in current state law would prohibit pumping in the area and this would affect Cienega Creek.

In addition, at the downstream end of Pima County's Cienega Creek Preserve, a small surface water diversion removes water from the creek at a man-made underground dam. Development in the general area would threaten the water supply for the creek if wells were drilled in the area. Another threat is possible at Empirita Ranch where developers are allowed to extract up to 1,600 acre feet per year from the alluvial aquifer upstream of the perennial segments of the preserve.

IV. Fiscal Resources in the Southeast 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 Southeast Subregion pays only a fraction:

	Taxes Paid
Eastern Pima County	$ 219 million
Santa Rita	$ 4 million (1.8%)
South Valley	$ 4.7 (2.1%)

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 Southeast Subregion, business centers have an average full cash value of $200,316 per acre, while mobile homes average $ 18,945 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 Southeast Subregion -- In the Southeast Subregion, there are 3,647 single family homes on 10,318 acres; the average full cash value is $40,343 per acre.

- Multi Family Homes in the Southeast Subregion -- In the Southeast Subregion, there are 548 multi family homes on 1,584 acres; the average full cash value is $25,665.

- Mobile Homes in the Southeast Subregion -- In the Southeast Subregion, there are 4,814 mobile homes on 7,114 acres; the average full cash value is $18,945.

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 - SE
Business centers	$ 586,489 / acre	$ 200,316
Malls and strip centers	$ 508,573 / acre	$ N/A
Restaurants	$ 393,106 / acre	$ 153,31
Multi-family residences	$ 341,868 / acre	$ 25,665
Hotel, motel, resort	$ 340,328 / acre	$ 799,338
Grocery, retail, con	$ 283,480 / acre	$ 121,442
Single family residences	$ 185,886 / acre	$ 40,343
Warehouses / industrial	$ 154,129 / acre	$ 137,303
Mobile homes	$ 25,098 / acre ($12,820 / home)	$ 18,945

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 Southeast Subregion is one of the largest of six in Eastern Pima County; it ranks fourth of six in terms of population. The subregion ranks first of six for number of warehouses; it ranks third of six in the categories of mobile homes and multi-family residences. The subregion ranks low in commercial land use types.

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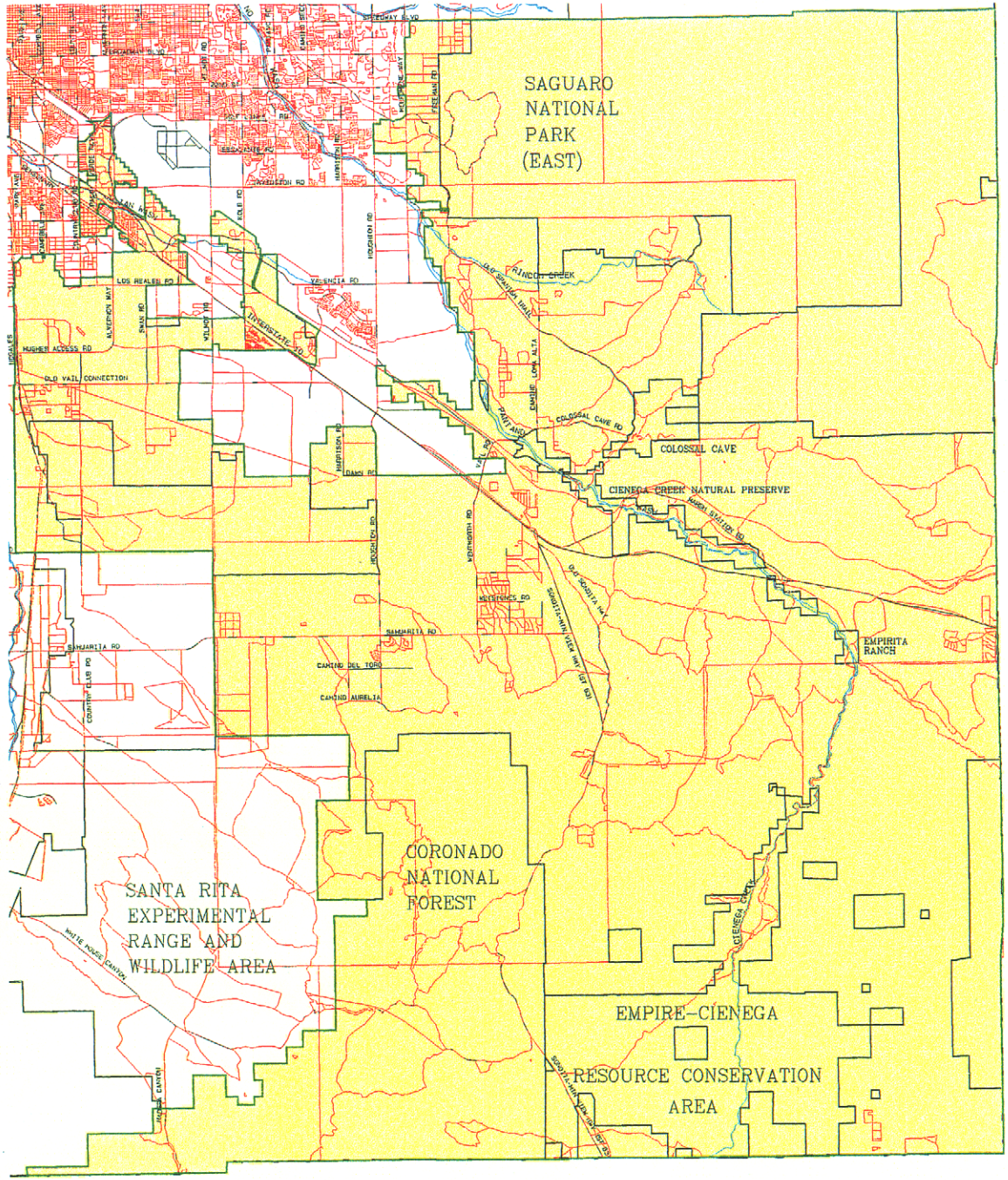
Pima County Comprehensive Land Use Plan

Rincon SE /Santa Rita Subregion

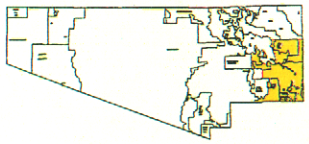
Population Estimates Based On Census Block Data From U.S. Census Bureau April, 2001



Statistics:

Population Estimate: 27,604

Pima County Index Map



Index Map Scale 1:1,500,000

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Scale 1: 70,000

DEVELOPMENT SERVICES CENTER

SEAL OF PIMA COUNTY ARIZONA

05-JUN-2001

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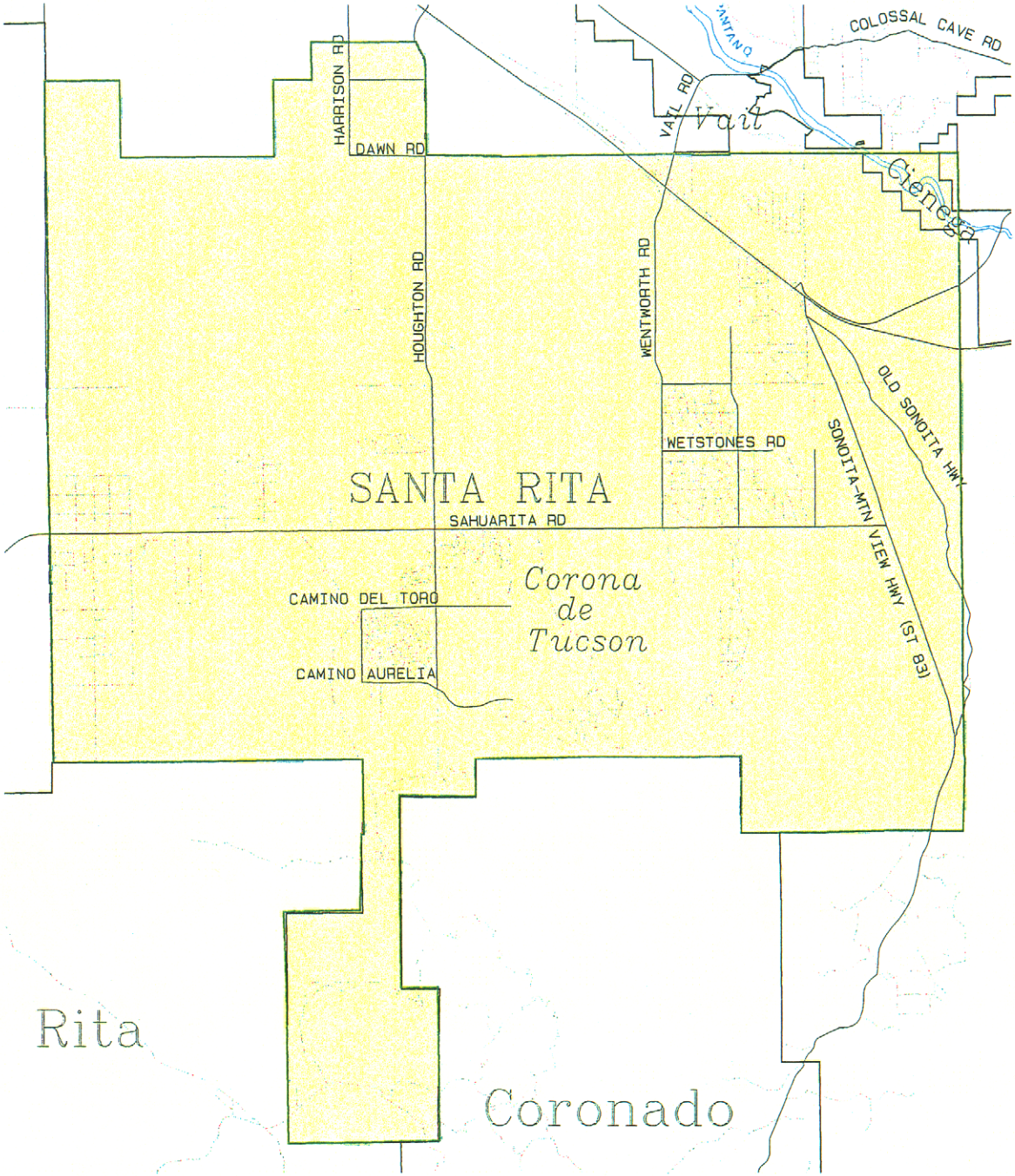
Pima County Comprehensive Land Use Plan

Santa Rita Urbanizing Area

Road System



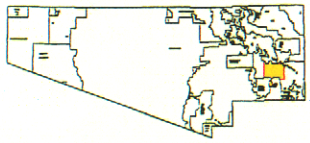
Major Streets
Major Washes
Administrative Boundaries
Minor Roads
Urbanizing Area Extents

Statistics:

Not maintained by Pima County 154

Maintained by Pima County
Paved 55
Dirt 4

Pima County Index Map



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01-MAR-2001

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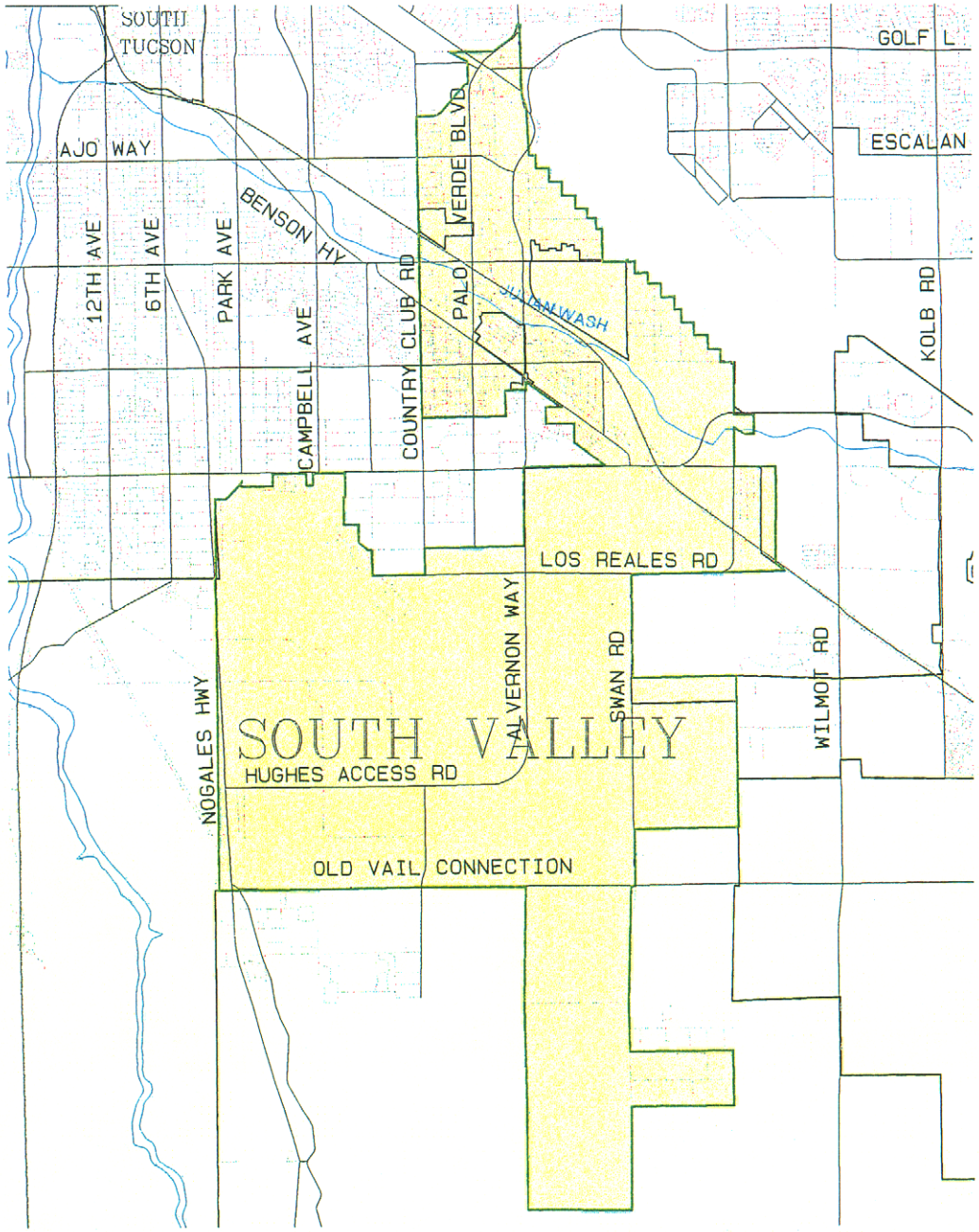
Pima County Comprehensive Land Use Plan

South Valley Urbanizing Area

Road System



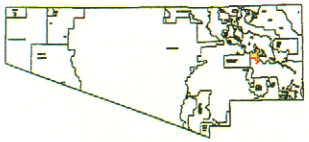
- Major Streets
- Major Washes
- Administrative Boundaries
- Minor Roads
- Urbanizing Area Extents

Statistics:

Not maintained by Pima County 71

Maintained by Pima County
Paved 66
Dirt 0

Pima County Index Map



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28-FEB-2001

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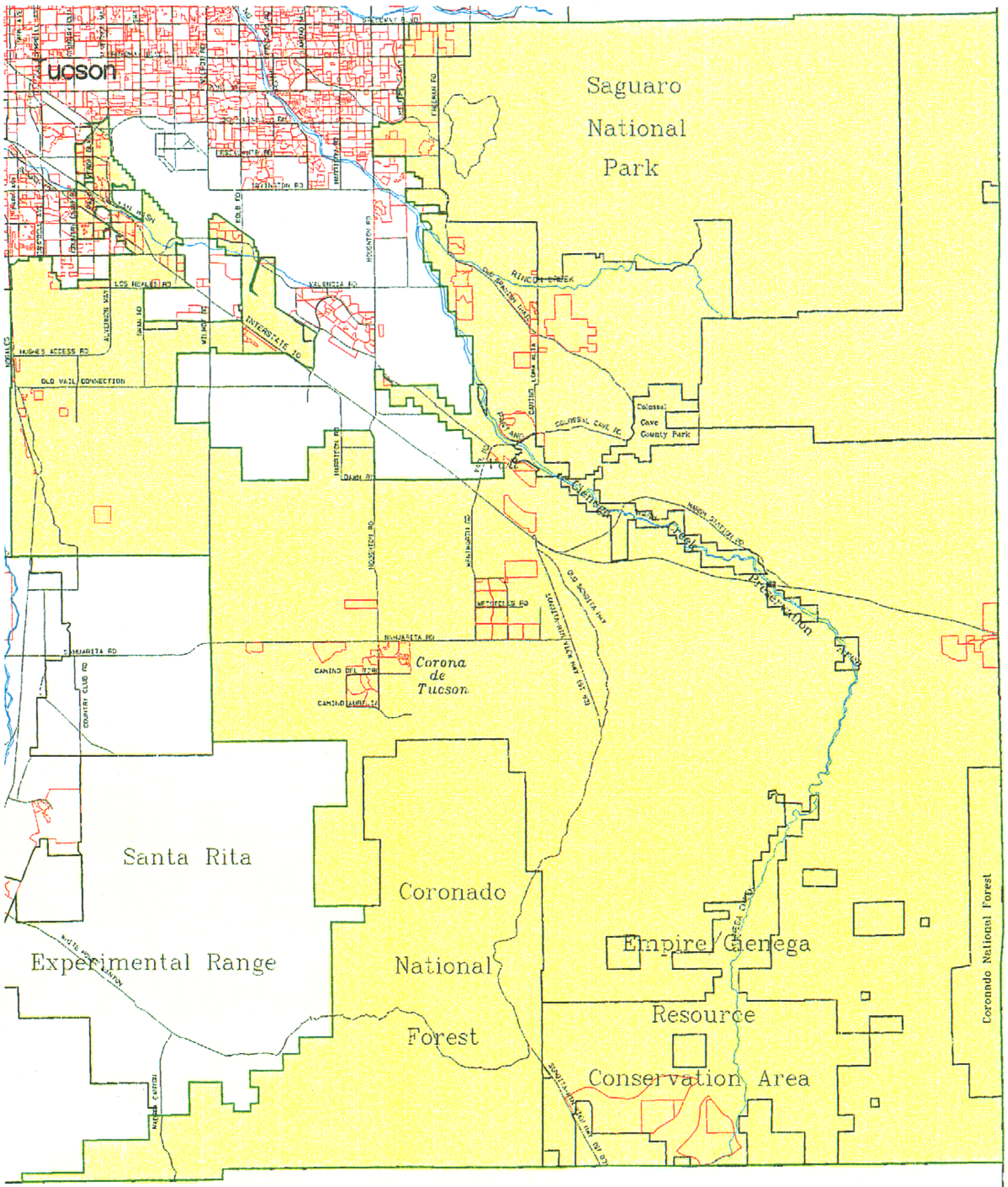
Pima County Comprehensive Land Use Plan

Rincon SE/Santa Rita Subregion

Subdivisions

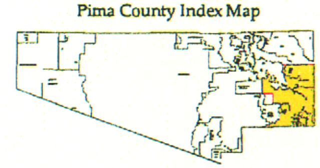


- Subdivisions
- Major Streets
- Major Washes
- Administrative Boundaries
- Subregion Extents

Statistics:

Count 220
Acres ... 15,951

Pima County Index Map



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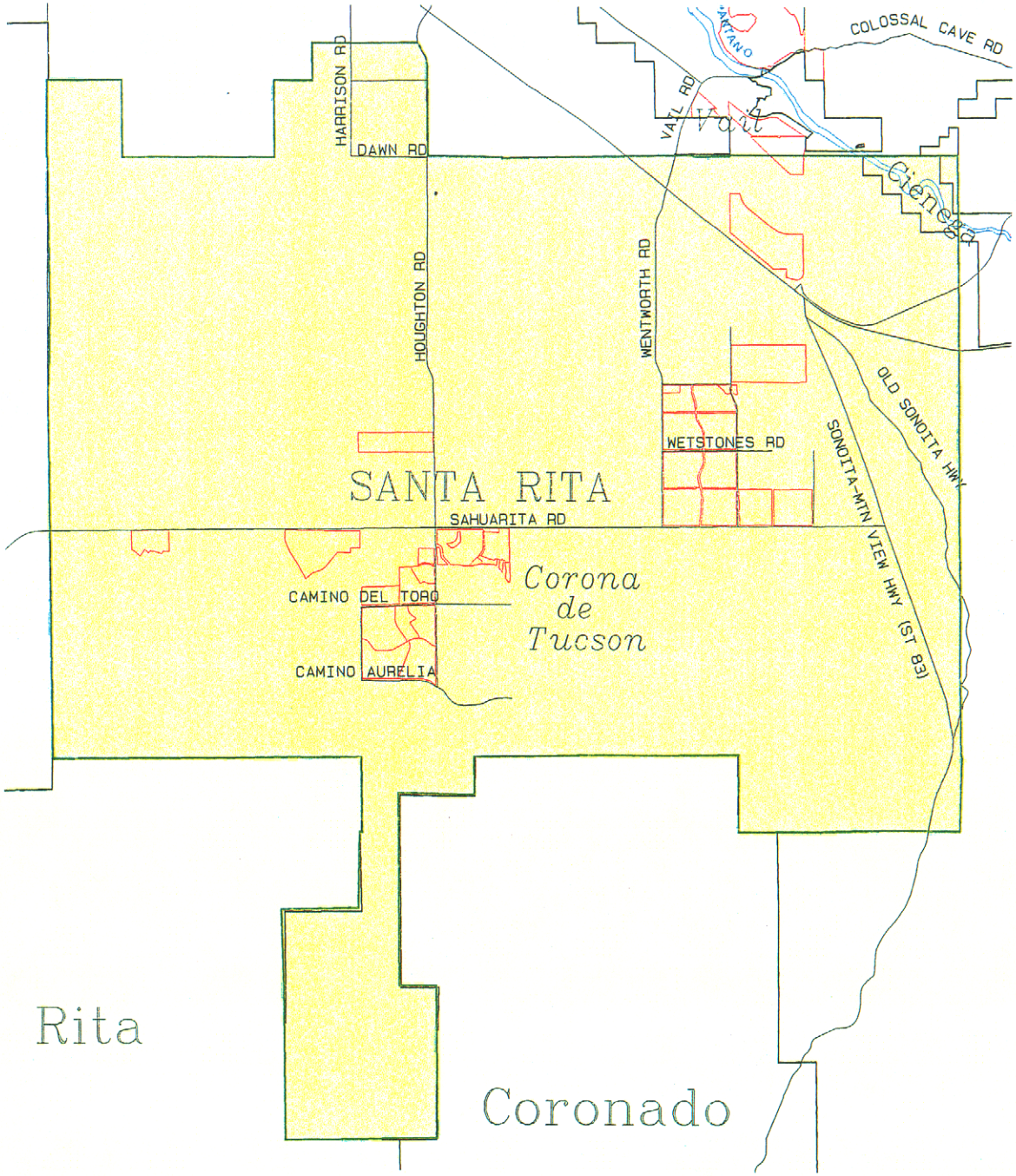
Pima County Comprehensive Land Use Plan

Santa Rita Urbanizing Area

Subdivisions

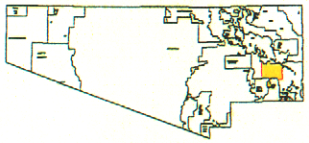


- Major Streets
- Major Washes
- Administrative Boundaries
- Subdivisions
- Urbanizing Area Extents

Statistics:

Count 43
Acres 3,983

Pima County Index Map



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Scale 1:30,000

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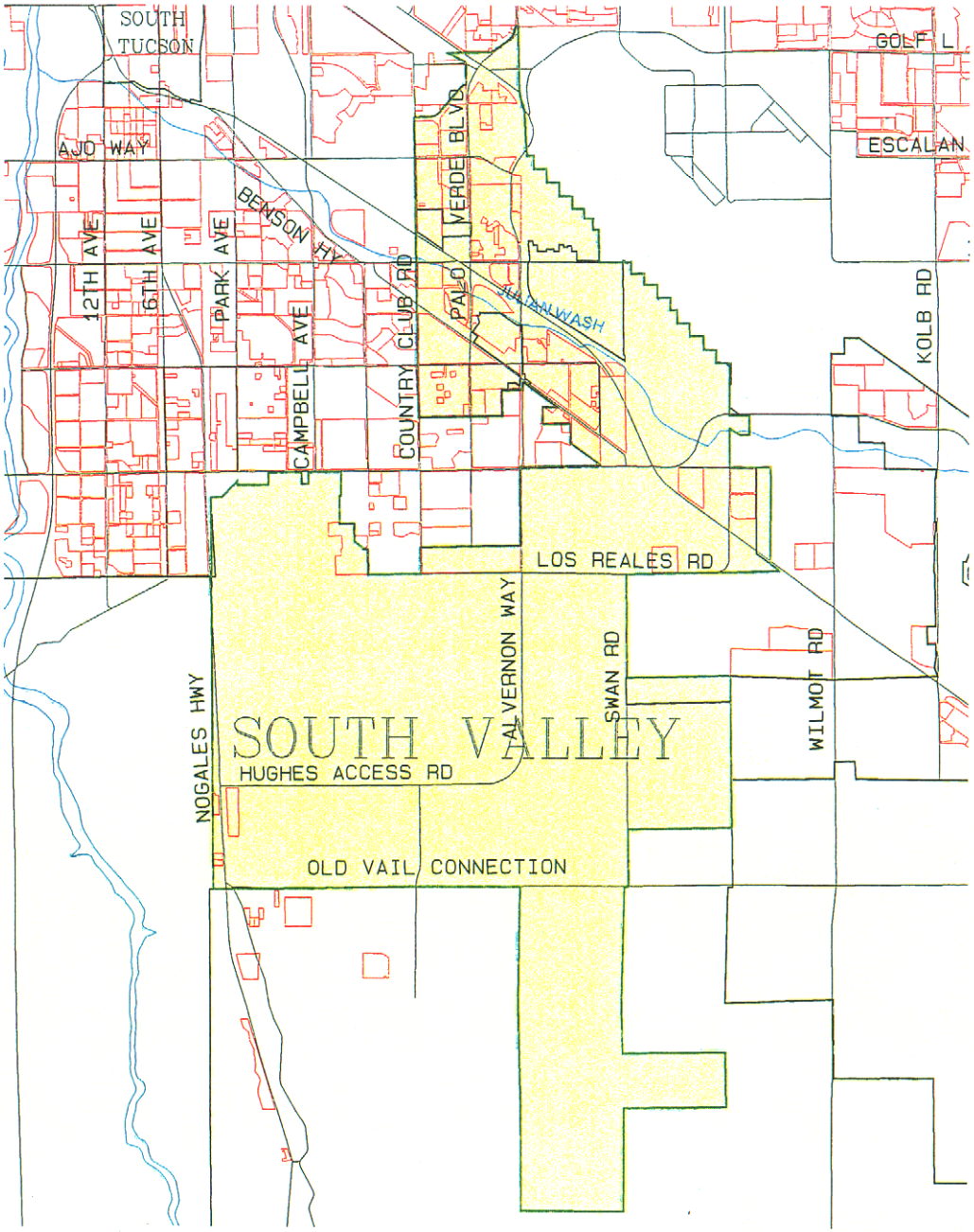
Pima County Comprehensive Land Use Plan

South Valley Urbanizing Area

Subdivisions

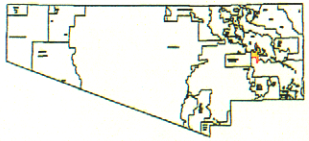


- Major Streets
- Major Washes
- Administrative Boundaries
- Subdivisions
- Urbanizing Area Extents

Statistics:

Count 110
Acres 2,200

Pima County Index Map



Index Map Scale 1:1,500,000

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28-FEB-2001

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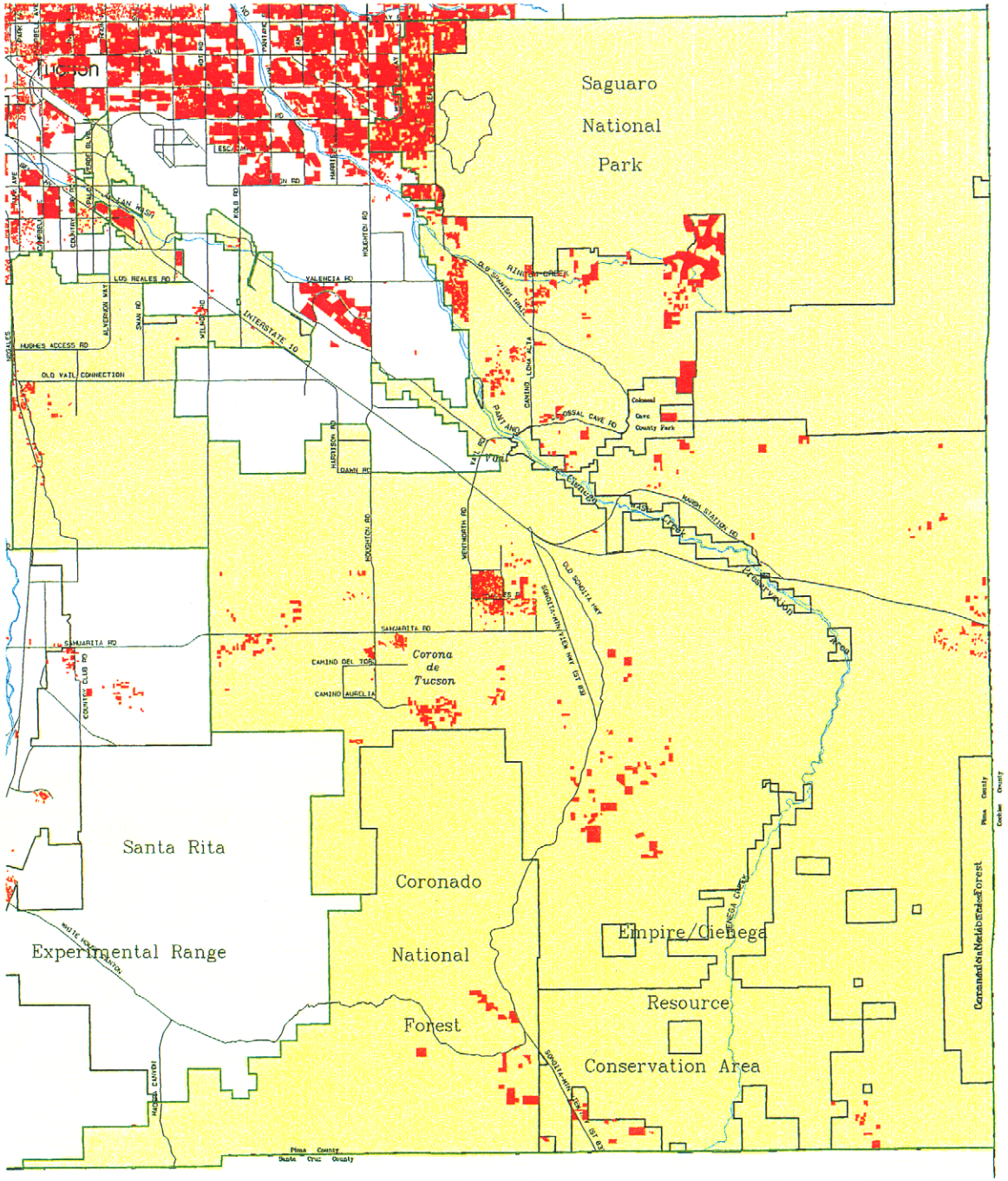
Pima County Comprehensive Land Use Plan

Rincon SE/Santa Rita Subregion

Single Family Residential Housing

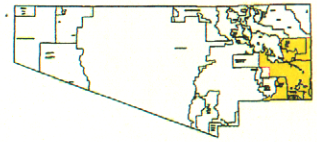


- Single Family Residential Housing Parcels
- Major Streets
- Major Washes
- Administrative Boundaries
- Subregion Extents

Statistics:

Count.....	3,647
Acres.....	10,318
Land FCV..	$121,144,408
Imprv FCV..	$293,559,397
Total FCV..	$416,260,790
FCV/Acre...	$ 40,343

Pima County Index Map



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Scale 1:70,000

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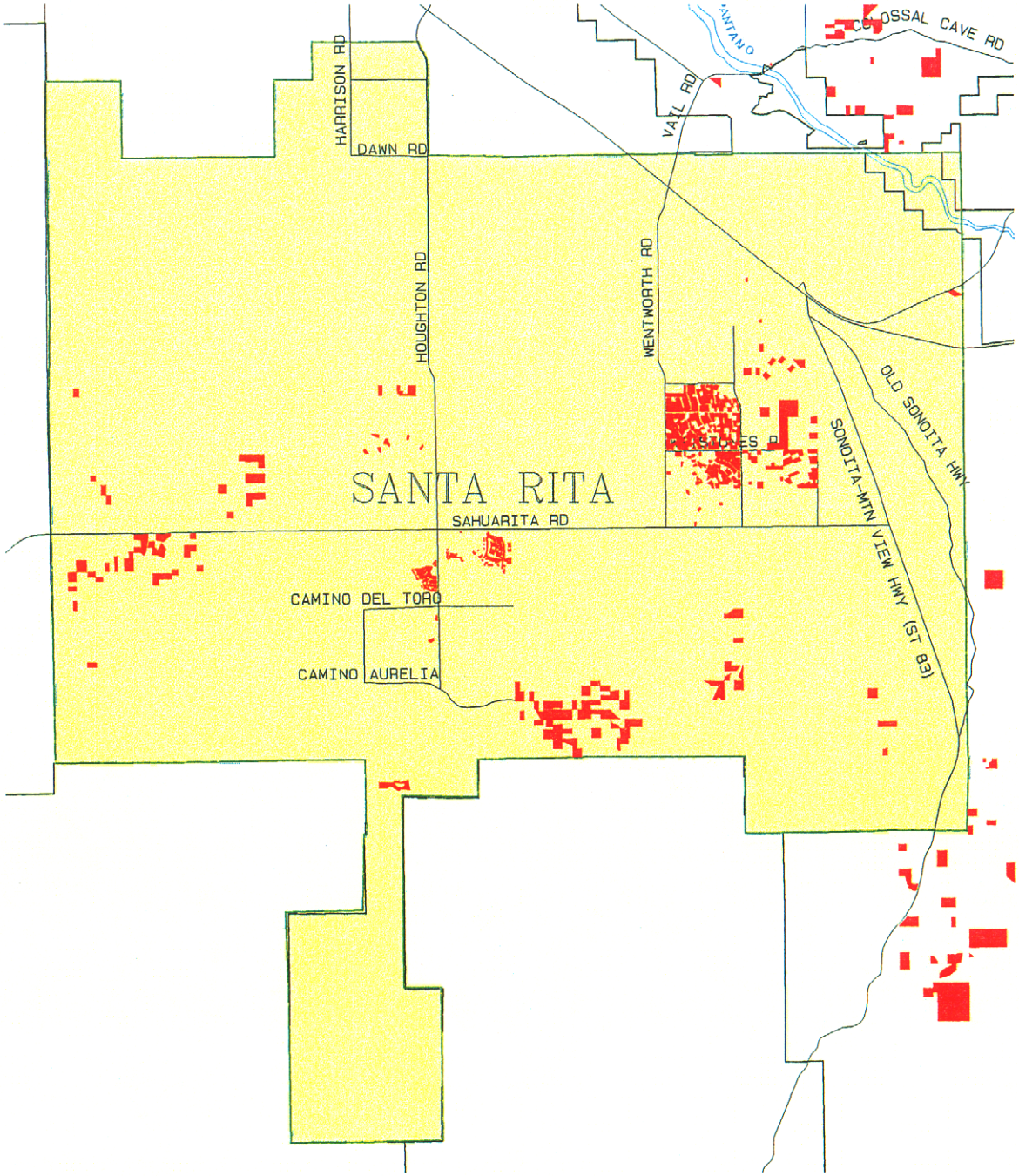
Pima County Comprehensive Land Use Plan

Santa Rita Urbanizing Area

Single Family Residential Housing

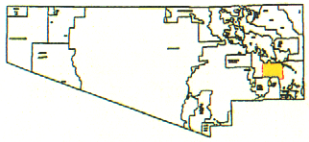


- Single Family Residential Parcels
- Major Streets
- Major Washes
- Administrative Boundaries
- Urbanizing Area Extents

Statistics:

Count.....		918
Acres.....		1,458
Land FCV..	$	20,076,913
Imprv FCV..	$	73,625,553
Total FCV..	$	93,789,806
FCV/Acre...	$	64,328

Pima County Index Map



Index Map Scale 1:1,500,000

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N

Scale 1: 30,000

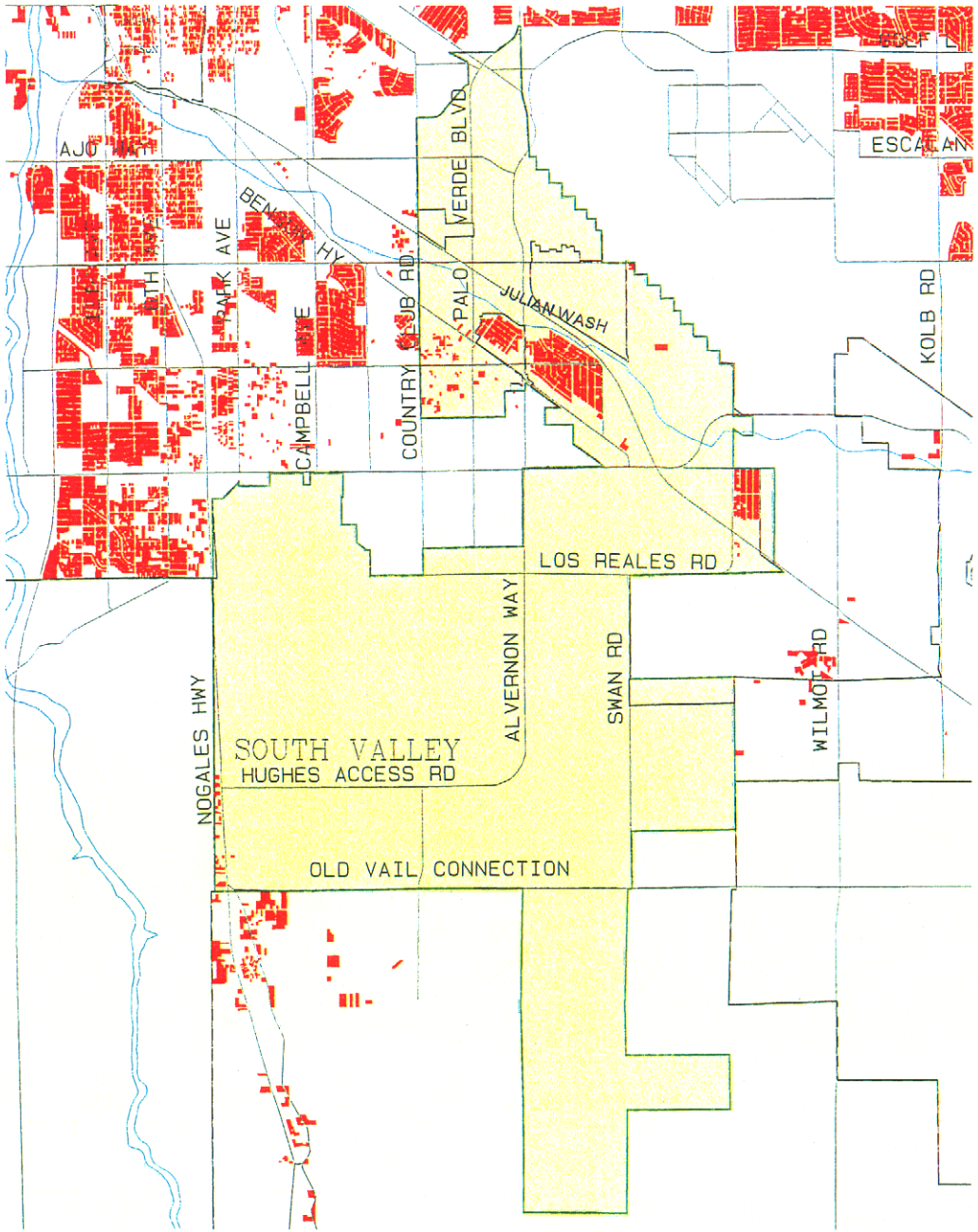
01-MAR-2001

/mercury3/cplan/urbanize/srita/amls/sfr_sr.aml

Pima County Comprehensive Land Use Plan

South Valley Urbanizing Area

Single Family Residential Housing



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

Statistics:

Count.....		1,301
Acres.....		298
Land	FCV.	$16,906,270
Imprv	FCV.	$54,543,858
Total	FCV.	$71,449,459
FCV/Acre..	$	239,763

Pima County Index Map

Index Map Scale 1:1,500,000

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N

Scale 1:24,000

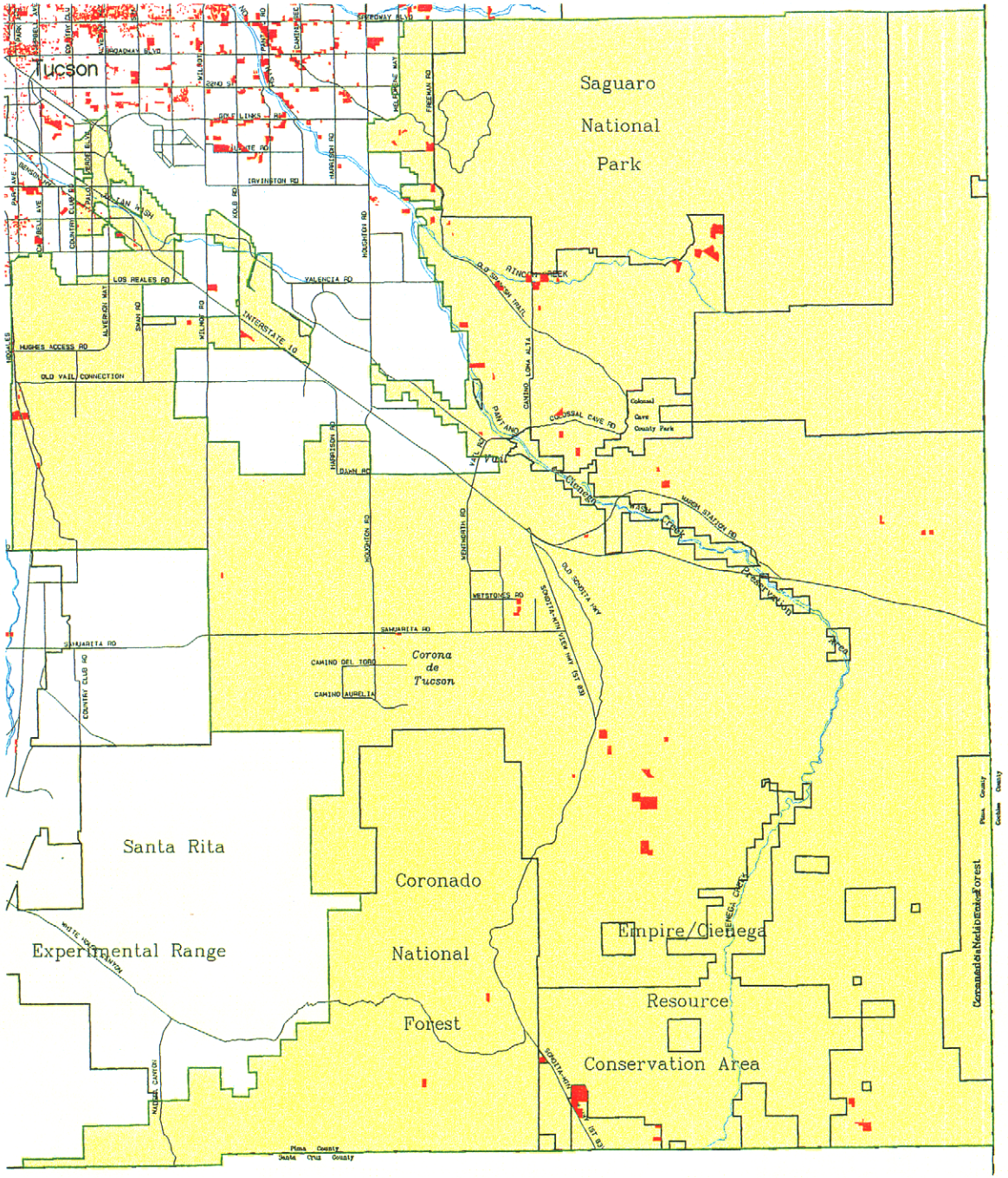
20-FEB-2001

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

Pima County Comprehensive Land Use Plan

Rincon SE/Santa Rita Subregion

Multiple Family Residential Housing

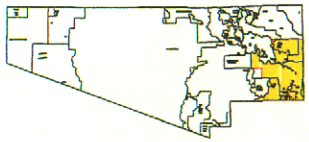


- Multi-Family Residential Parcels
- Major Streets
- Major Washes
- Administrative Boundaries
- Subregion Extents

Statistics:

Count.....		548
Acres.....		1,584
Land FCV..	$	12,087,663
Imprv FCV..	$	28,435,811
Total FCV..	$	40,653,792
FCV/Acre...	$	25,665

Pima County Index Map



Index Map Scale 1:1,500,000

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N

Scale 1:70,000

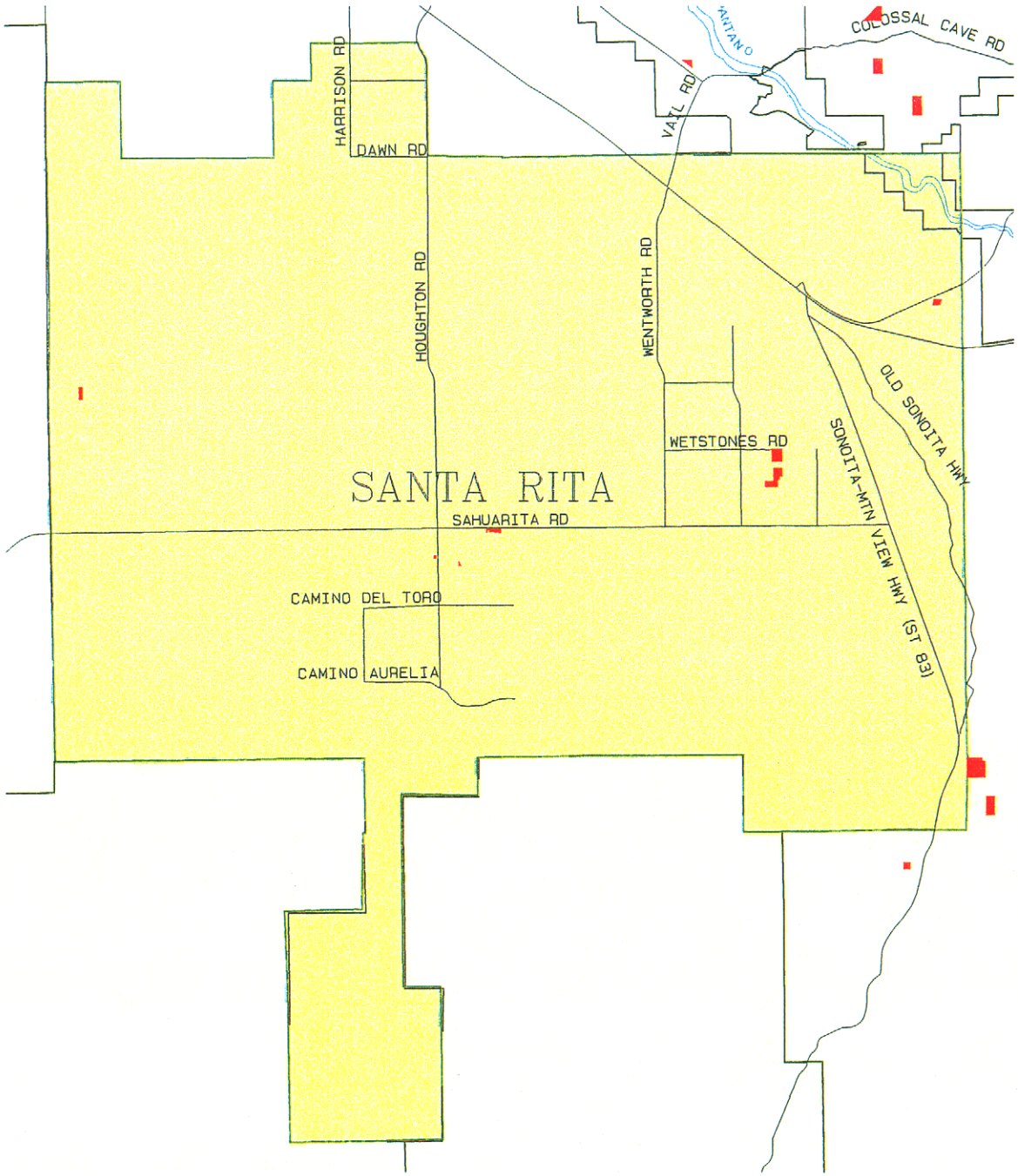
/mercury3/cplan/rssr/amls/mfr_rs.aml

08-FEB-2001

Pima County Comprehensive Land Use Plan

Santa Rita Urbanizing Area

Multiple Family Residential Housing

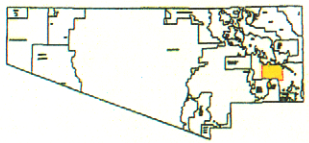


- Multi-Family Residential Parcels
- Major Streets
- Major Washes
- Administrative Boundaries
- Urbanizing Area Extents

Statistics:

Count.....	58
Acres.....	53
Land FCV..	$ 982,495
Imprv FCV..	$2,825,719
Total FCV..	$3,929,194
FCV/Acre...	$ 74,136

Pima County Index Map



Index Map Scale 1:1,500,000

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N

Scale 1:30,000

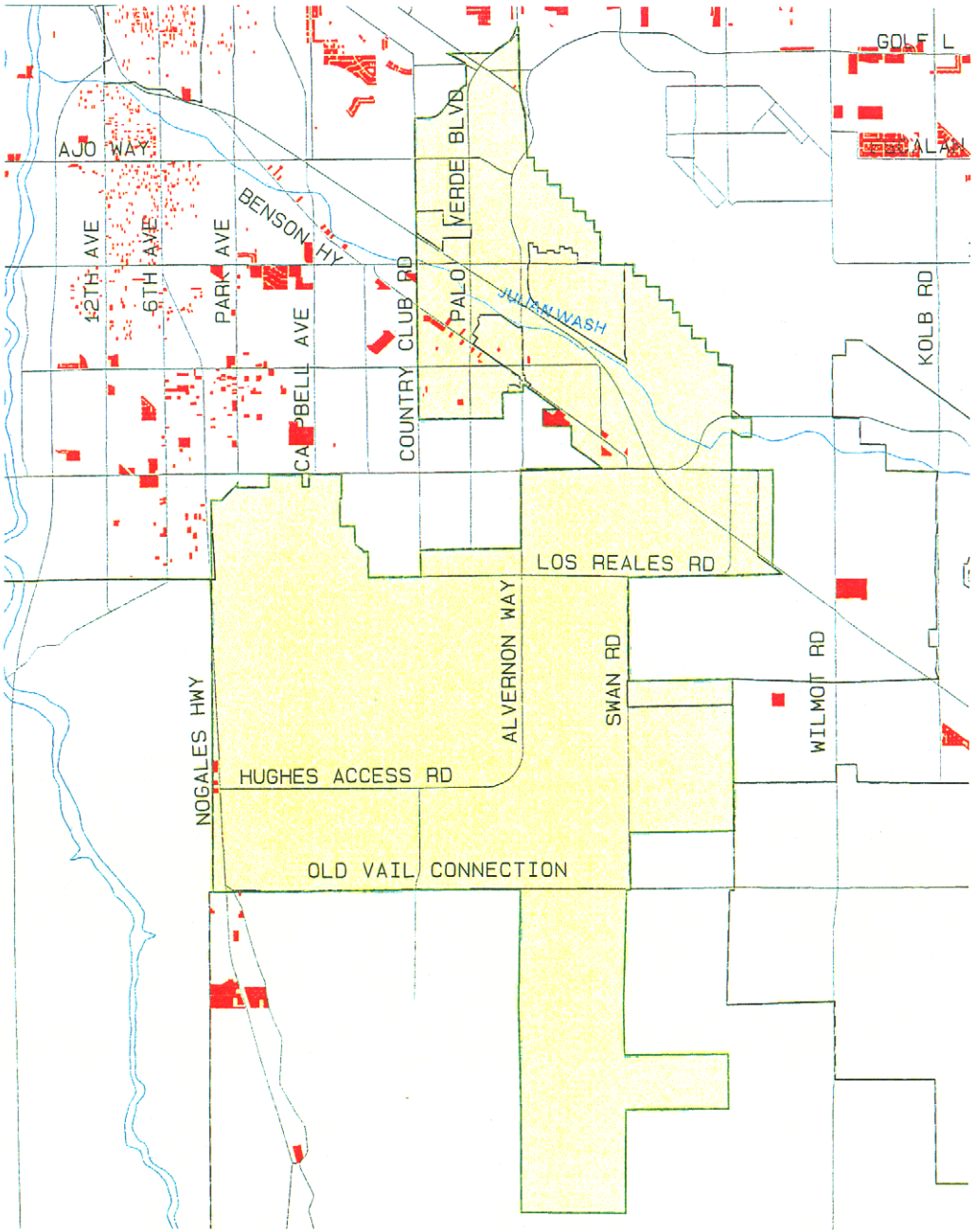
01-MAR-2001

/mercury3/cplan/urbanize/srita/amls/mfr_sr.aml

Pima County Comprehensive Land Use Plan

South Valley Urbanizing Area

Multiple Family Residential Housing

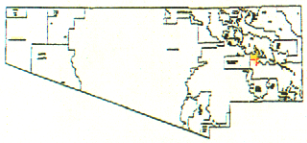


- Major Streets
- Major Washes
- Administrative Boundaries
- Multi-Family Residential Parcels
- Urbanizing Area Extents

Statistics:

Count.....	233
Acres.....	51
Land FCV.	$2,389,533
Imprv FCV.	$3,883,034
Total FCV.	$6,271,545
FCV/Acre..	$ 122,971

Pima County Index Map



Index Map Scale 1:1,500,000

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N

Scale 1:24,000

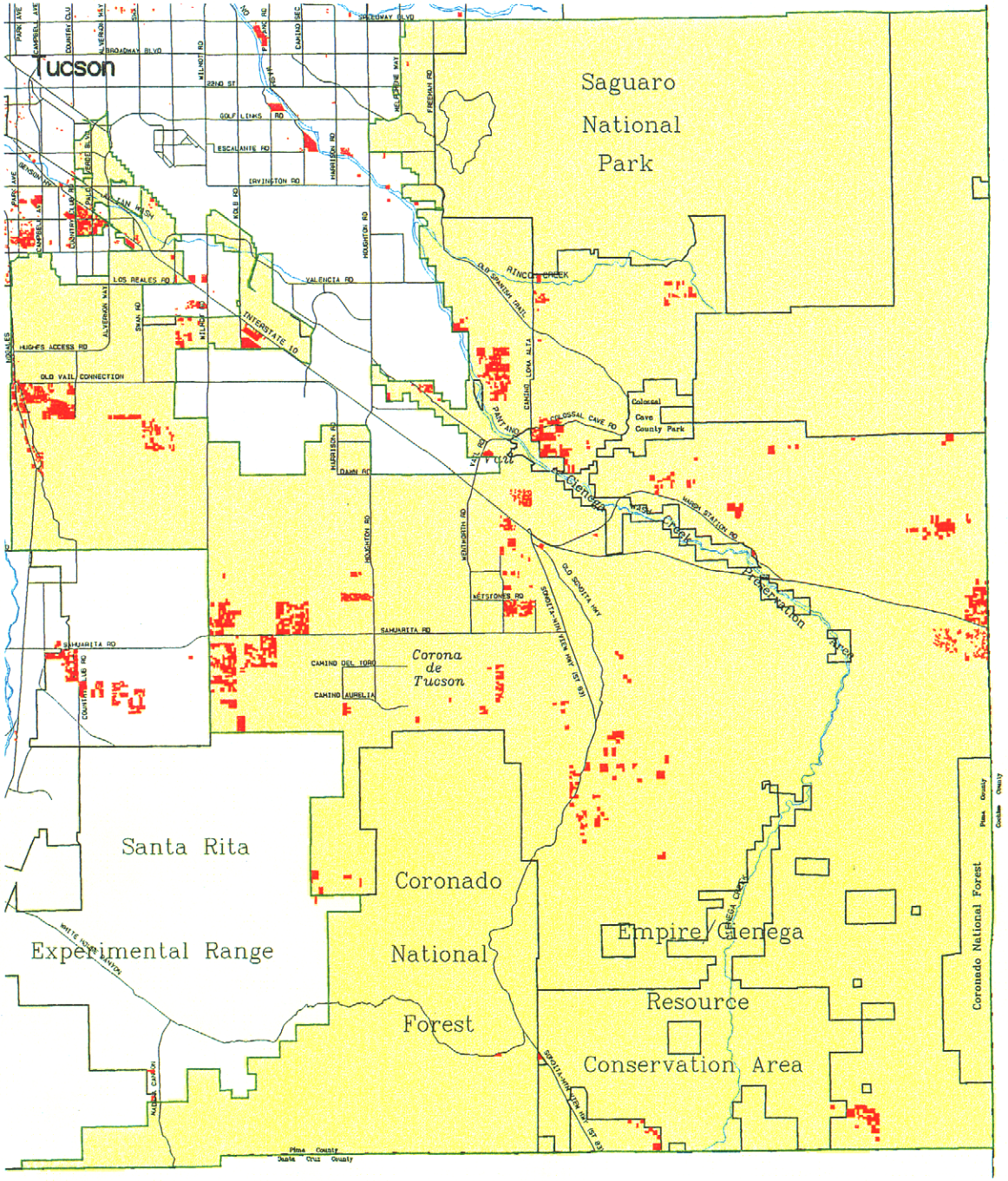
22-FEB-2001

/mercury3/cplan/urbanize/svalley/aals/mfr_sv.aml

Pima County Comprehensive Land Use Plan

Rincon SE/Santa Rita Subregion

Mobile Homes

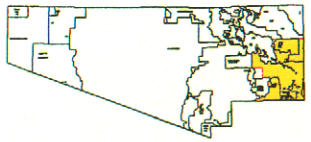


- Mobile Home Parcels
- Major Streets
- Major Washes
- Administrative Boundaries
- Subregion Extents

Statistics:

Count.....	4,814
Acres.....	7,114
Land FCV..	$ 73,083,503
Imprv FCV..	$ 59,898,766
Total FCV..	$134,777,159
FCV/Acre...	$ 18,945

Pima County Index Map



Index Map Scale 1:1,500,000

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N

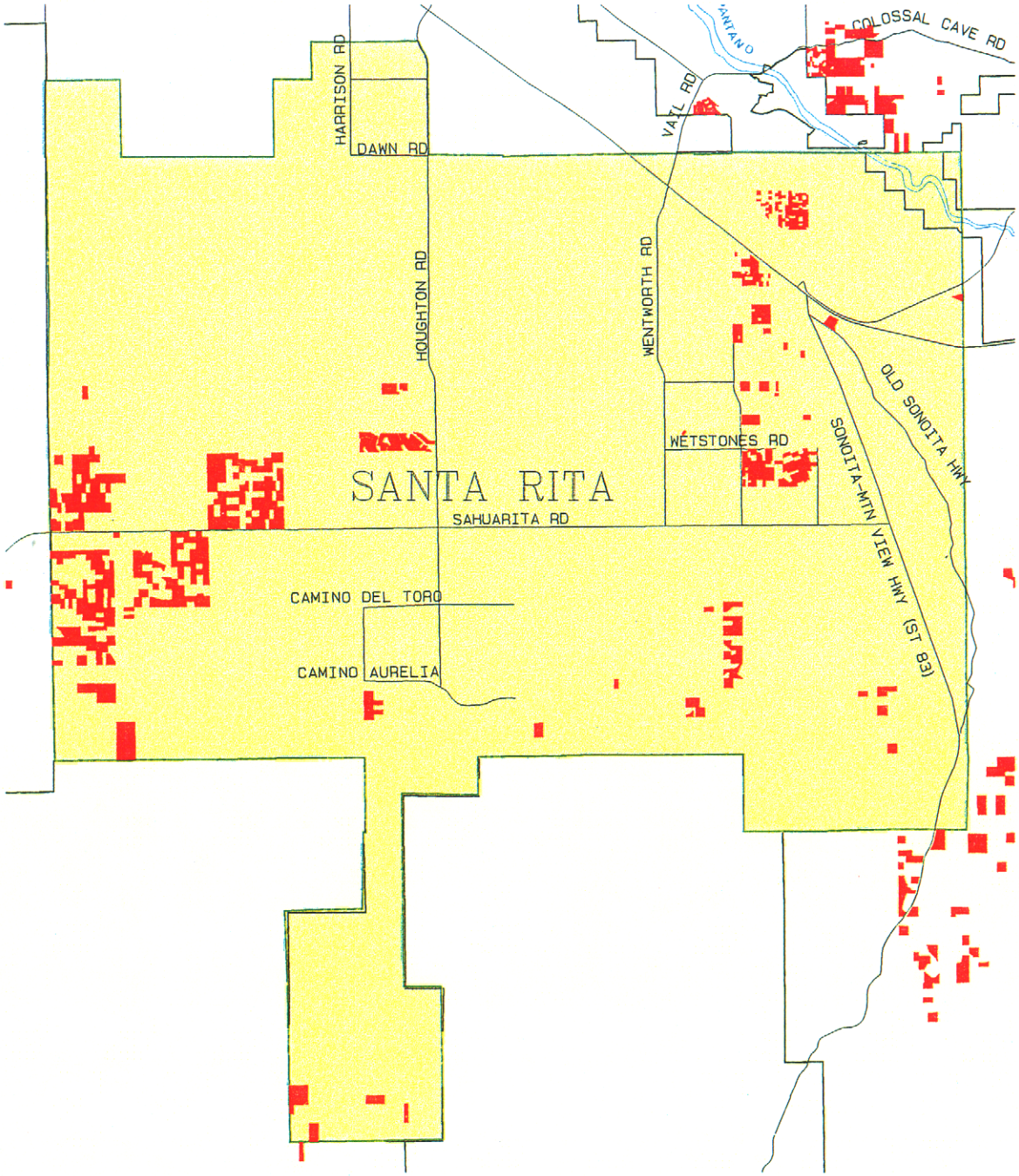
Scale 1: 70,000

08-FEB-2001

/mercury3/cplan/rssr/amls/mh_rs.aml

Pima County Comprehensive Land Use Plan
Santa Rita Urbanizing Area

Mobile Homes

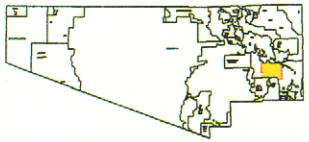


- Mobile Home Parcels
- Major Streets
- Major Washes
- Administrative Boundaries
- Urbanizing Area Extents

Statistics:

Count.....		747
Acres.....		2,464
Land	FCV..	$18,443,324
Imprv	FCV..	$21,852,404
Total	FCV..	$41,144,715
FCV/Acre...		$ 16,698

Pima County Index Map



Index Map Scale 1:1,500,000

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N

Scale 1: 30,000

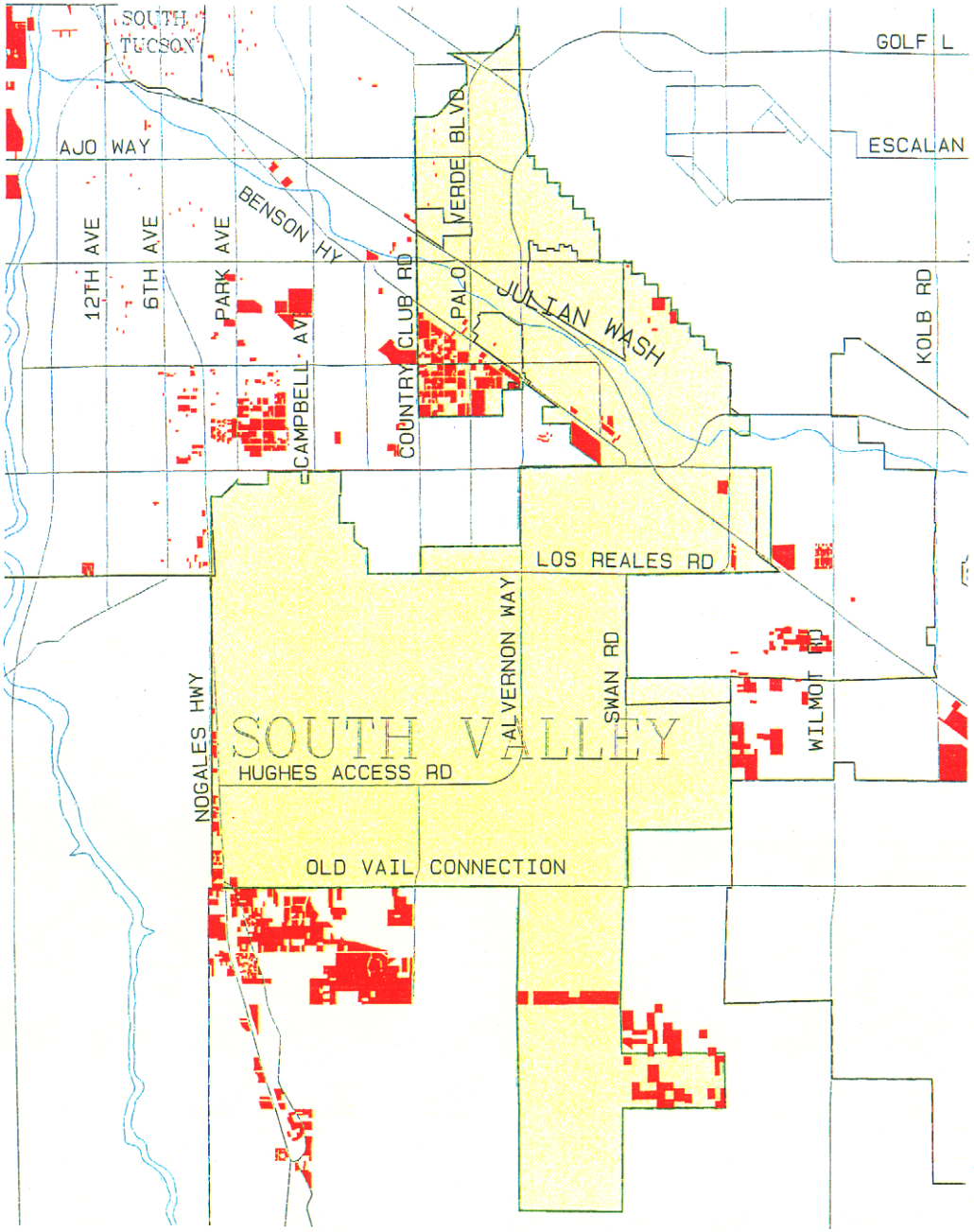
01-MAR-2001

/mercury3/cplan/urbanize/srita/amls/mh_sr.aml

Pima County Comprehensive Land Use Plan

South Valley Urbanizing Area

Mobile Homes

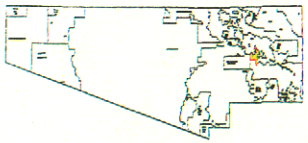


- Major Streets
- Major Washes
- Administrative Boundaries
- Mobile Home Parcels
- Urbanizing Area Extents

Statistics:

Count.....		648
Acres.....		476
Land	FCV.	$19,091,328
Imprv	FCV.	$ 7,937,198
Total	FCV.	$27,324,932

Pima County Index Map



Index Map Scale 1:1,500,000

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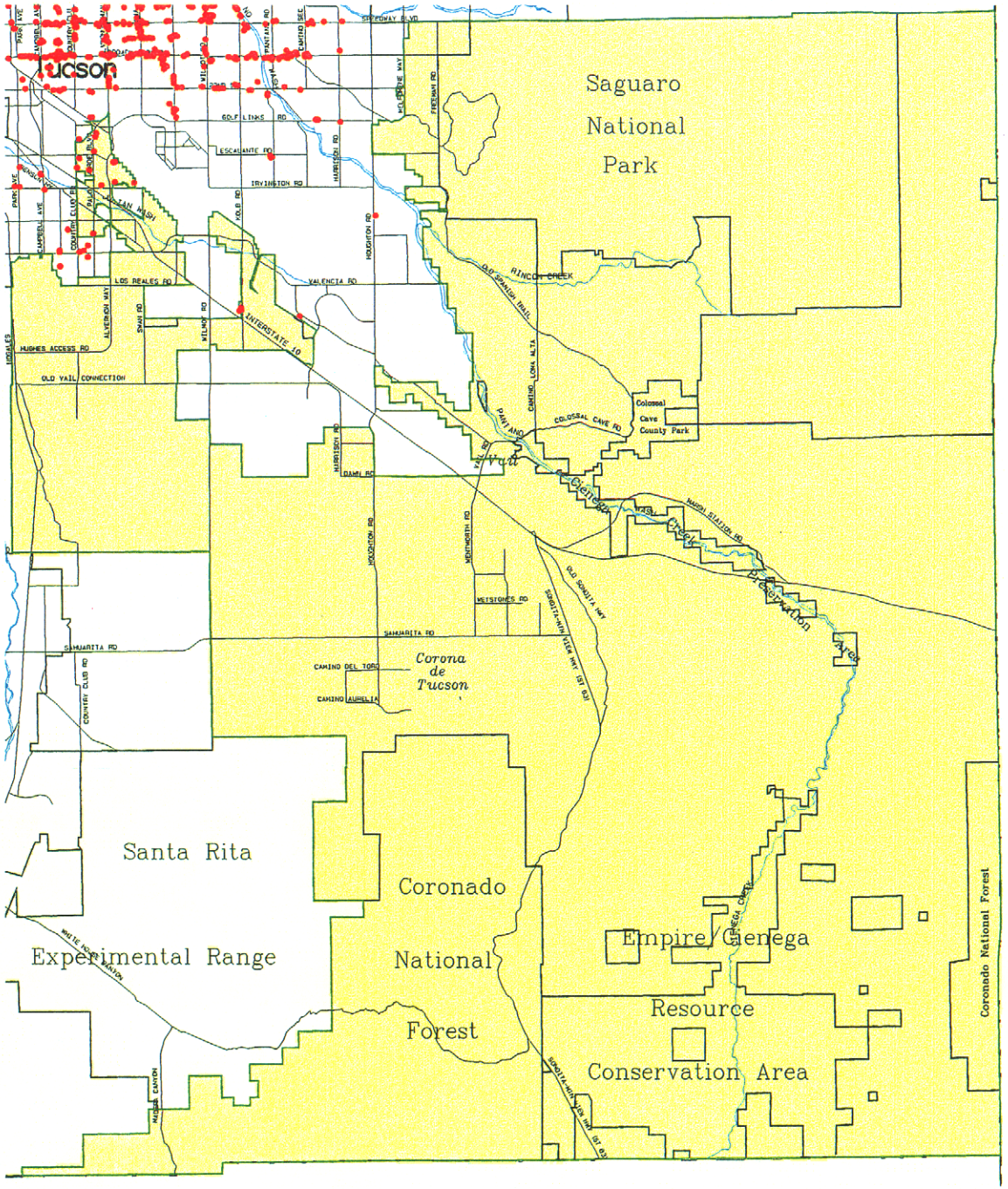
N

Scale 1:24,000

22-FEB-2001

/mercury3/cplan/urbanize/svalley/amls/mh_sv.aml



13-FEB-2001

Pima County Comprehensive Land Use Plan

Rincon SE/Santa Rita Subregion

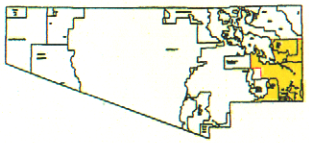
Business Centers (office buildings, banks, S&Ls, Credit Unions)

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

Statistics:

Count.....	13
Acres.....	10
Land FCV..	$ 788,081
Imprv FCV..	$1,215,087
Total FCV..	$2,003,168
FCV/Acre...	$ 200,316

Pima County Index Map



Index Map Scale 1:1,500,000

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N

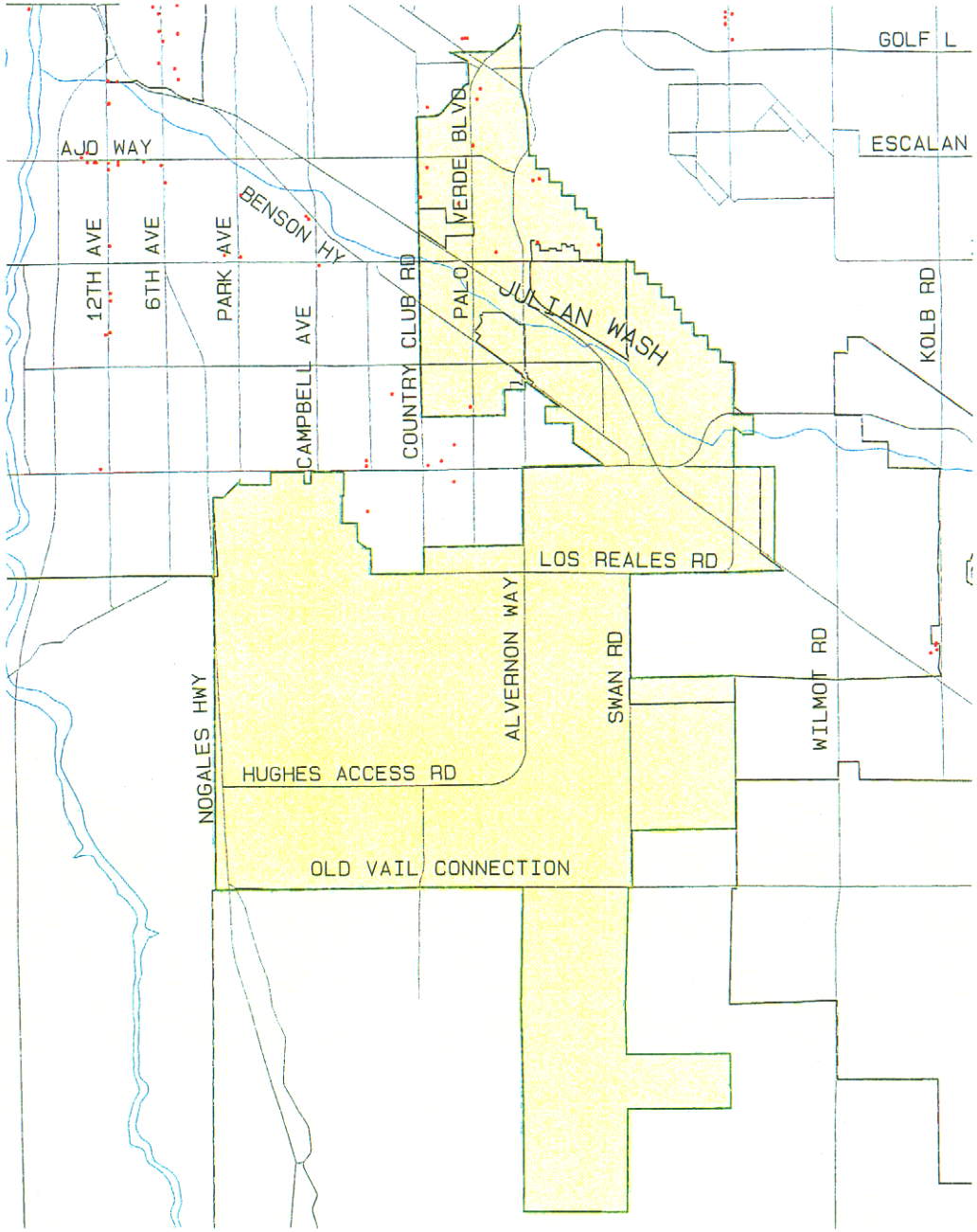
Scale 1:70,000

/mercury3/cplan/rssr/amls/business_rs.aml

Pima County Comprehensive Land Use Plan

South Valley Urbanizing Area

Business Centers



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

Statistics:

Count.....	12
Acres.....	10
Land FCV.	$ 787,257
Imprv FCV.	$1,210,021
Total FCV.	$1,997,278
FCV/Acre..	$ 199,728

Pima County Index Map

Index Map Scale 1:1,500,000

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N

Scale 1:24,000

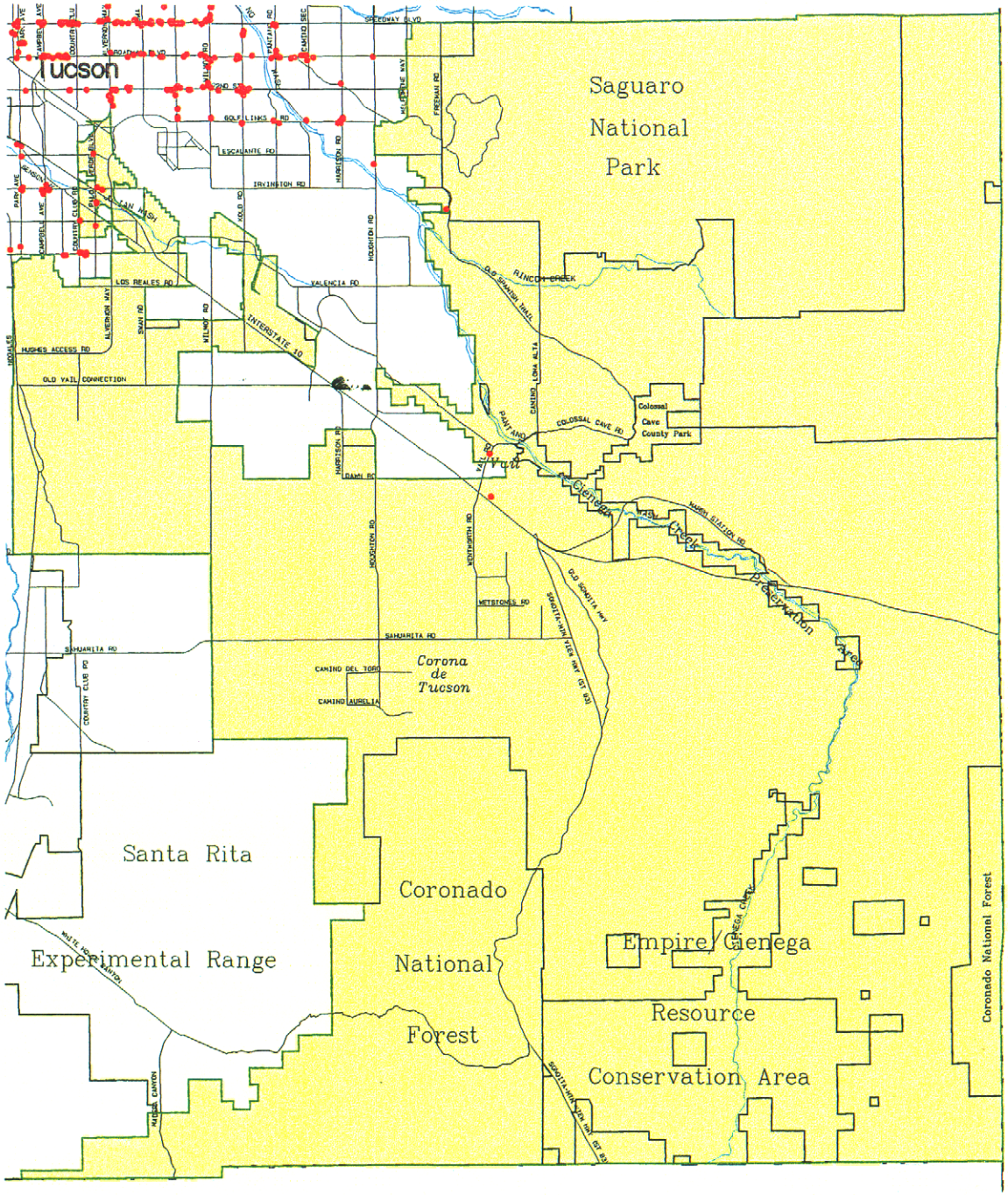
20-FEB-2001

/mercury3/cplan/urbanize/svalley/aml$/business_sv.aml

Pima County Comprehensive Land Use Plan

Rincon SE/Santa Rita Subregion

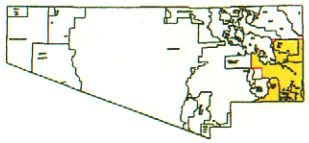
Restaurants



Statistics:

Count.....	11
Acres.....	20
Land FCV..	$1,709,725
Imprv FCV..	$1,358,901
Total FCV..	$3,068,626
FCV/Acre...	$ 153,431

Pima County Index Map



Index Map Scale 1:1,300,000

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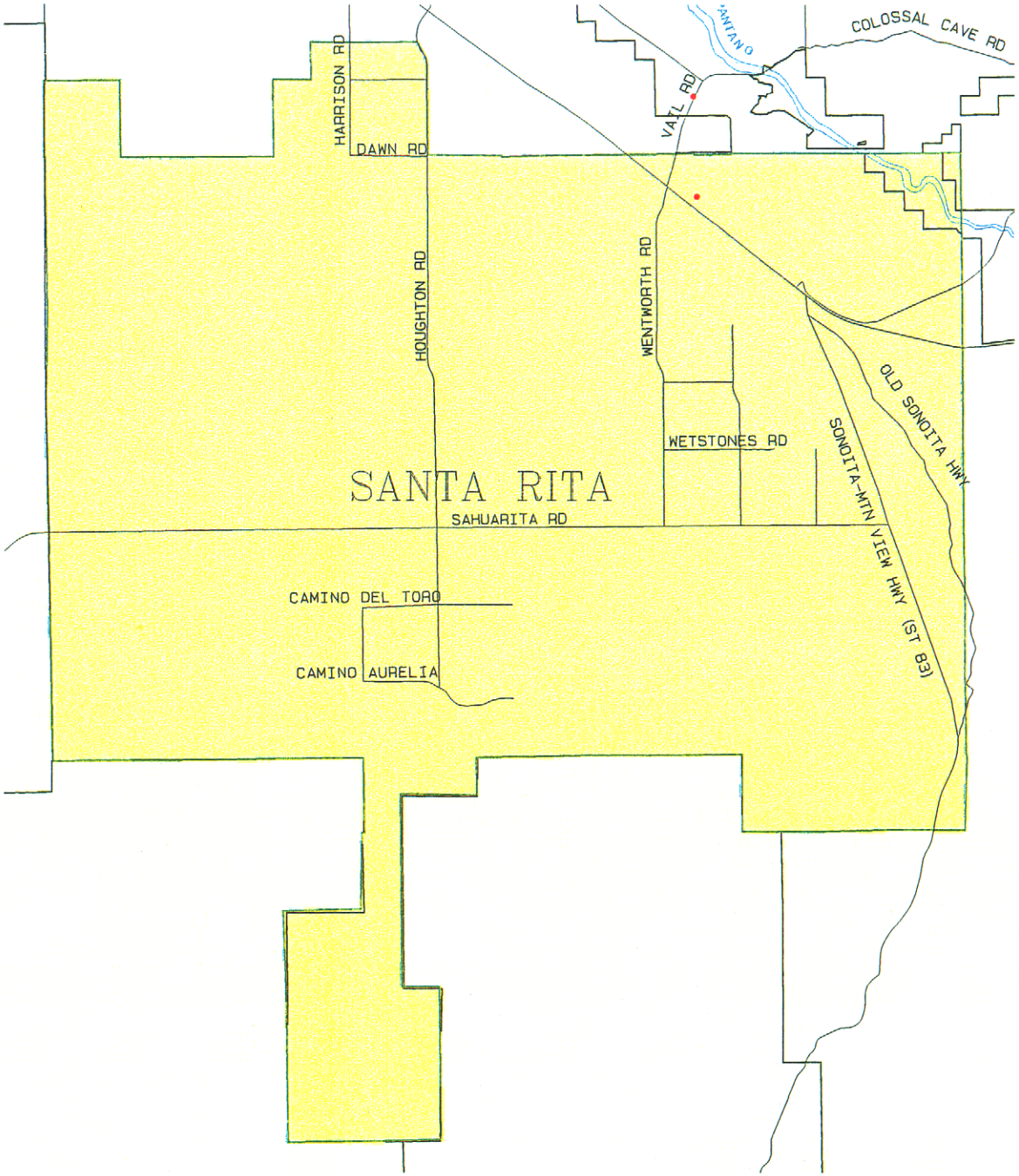
N

Scale 1: 70,000

09-FEB-2001

/mercury3/cplan/rssr/amls/restaurant_rs.aml

Pima County Comprehensive Land Use Plan
Santa Rita Urbanizing Area



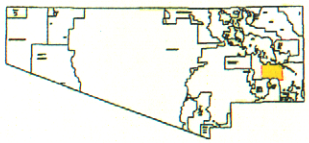
Restaurants

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

Statistics:

Count.....		2
Acres.....		7
Land	FCV..	$134,301
Imprv	FCV..	$ 20,182
Total	FCV..	$154,483
FCV/Acre...		$ 22,069

Pima County Index Map



Index Map Scale 1:1,500,000

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N

Scale 1: 30,000

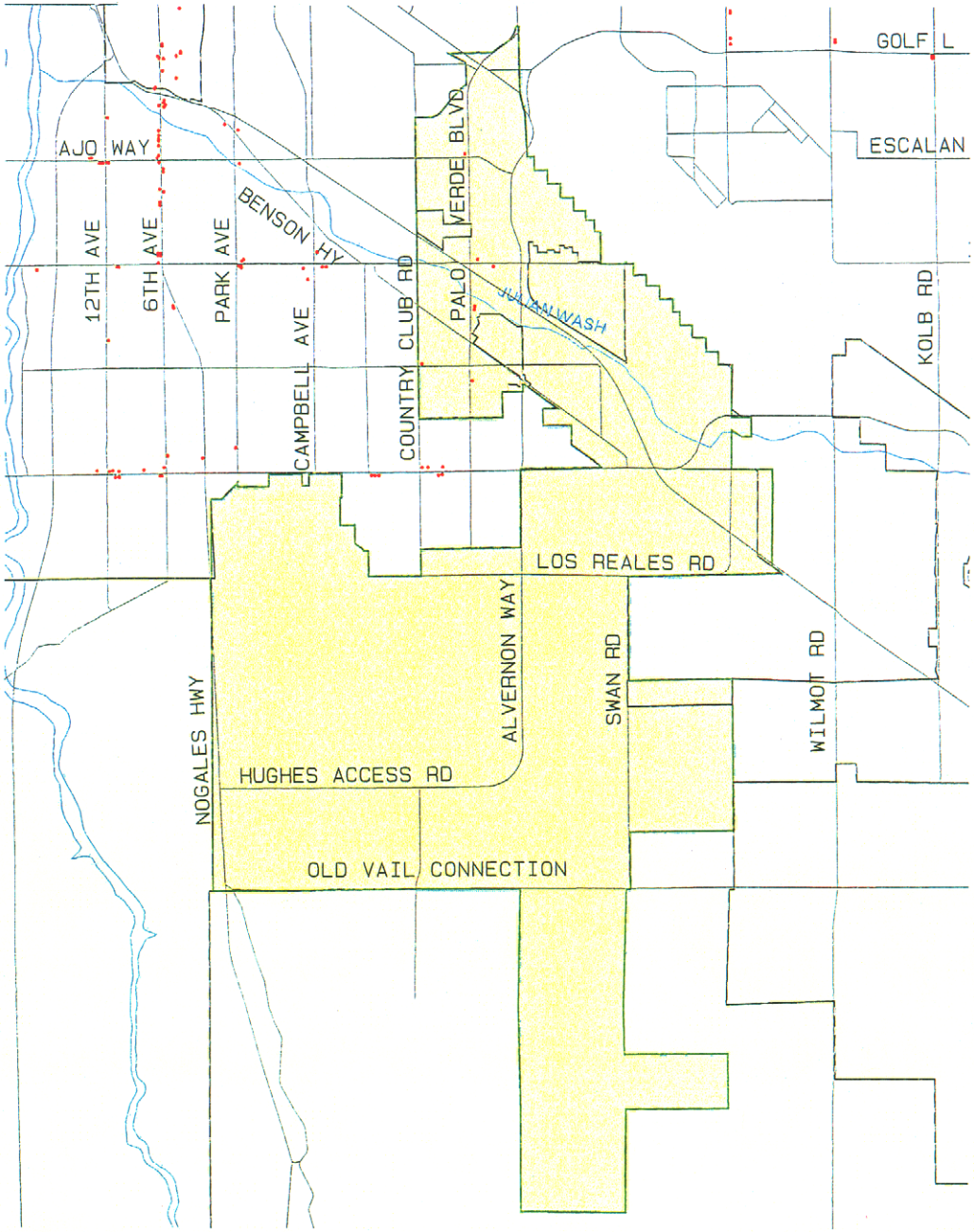
01-MAR-2001

/mercury3/cplan/urbanize/srita/amls/restaurant_sr.aml

Pima County Comprehensive Land Use Plan

South Valley Urbanizing Area

Restaurants



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

Statistics:

Count.....	7
Acres.....	6
Land FCV.	$1,500,684
Imprv FCV.	$1,080,904
Total FCV.	$2,581,588
FCV/Acre..	$ 430,265

Pima County Index Map

Index Map Scale 1:1,500,000

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N

Scale 1: 24,000

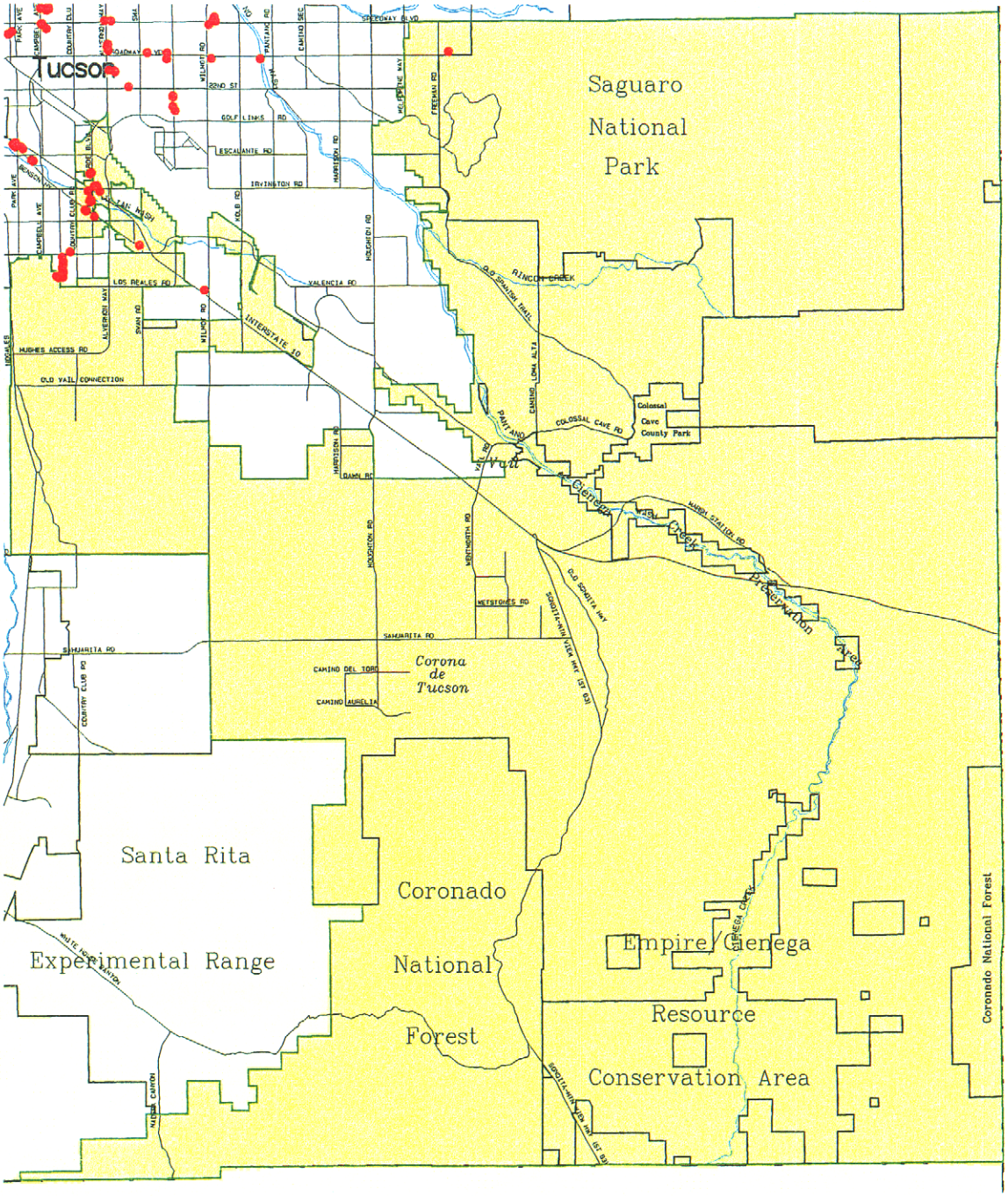
23-FEB-2001

/mercury3/colan/urbanize/svalley/amls/restaurant_sv.aml

Pima County Comprehensive Land Use Plan

Rincon SE/Santa Rita Subregion

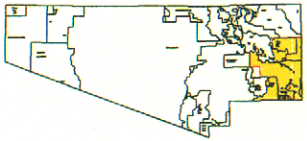
Hotels, Motels, and Resorts



Statistics:

Count.....	17
Acres.....	36
Land FCV..	$ 3,975,596
Imprv FCV..	$24,800,595
Total FCV..	$28,776,190
FCV/Acre...	$ 799,338

Pima County Index Map



Index Map Scale 1:1,500,000

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N

Scale 1: 70,000

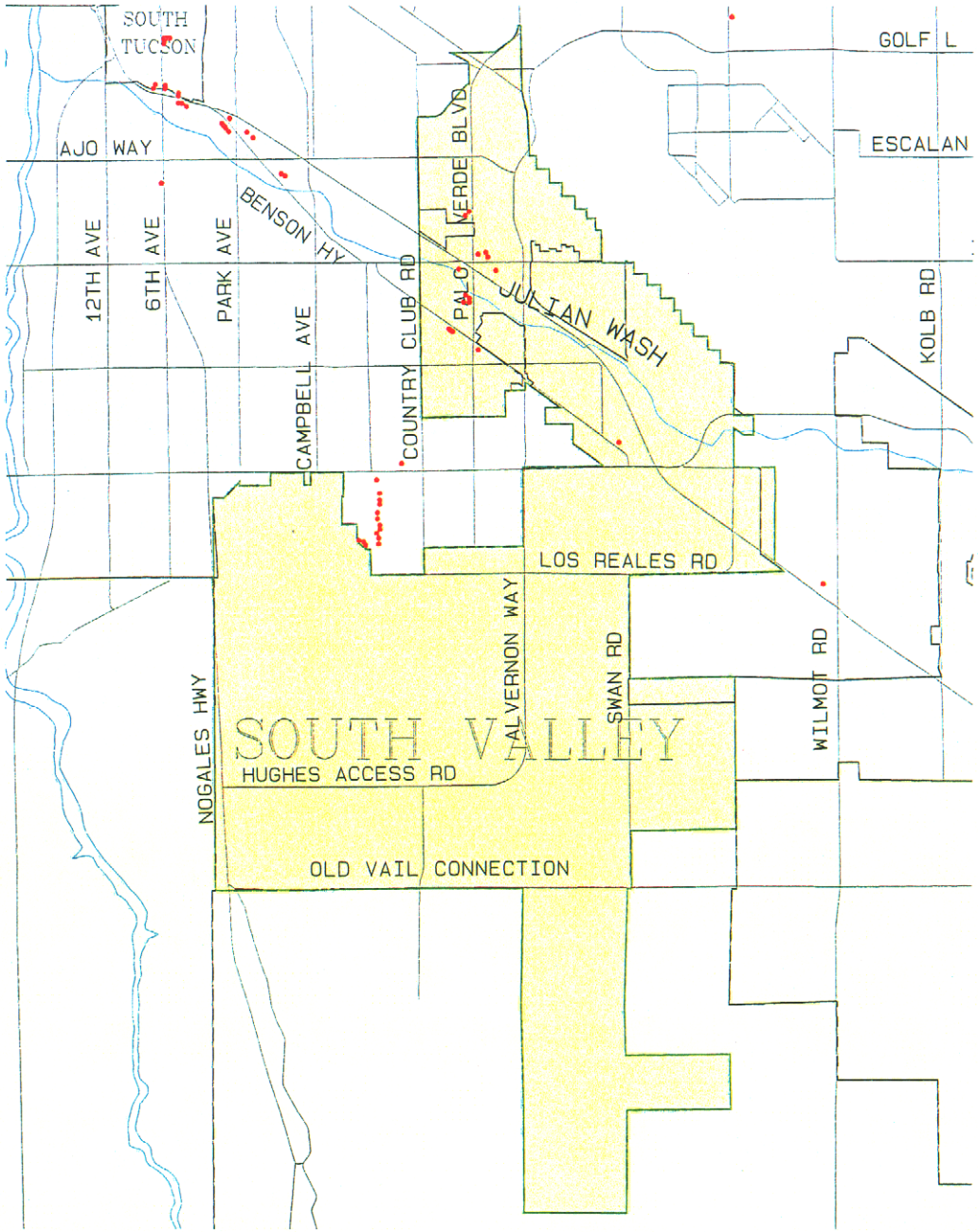
08-FEB-2001

/mercury3/cplan/rssr/amls/hotel_rs.aml

Pima County Comprehensive Land Use Plan

South Valley Urbanizing Area

Hotels, Motels, Resorts



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

Statistics:

Count.....	18
Acres.....	32
Land FCV.	$ 3,895,596
Imprv FCV.	$24,584,548
Total FCV.	$28,480,143
FCV/Acre..	$ 890,004

Pima County Index Map

Index Map Scale 1:1,500,000

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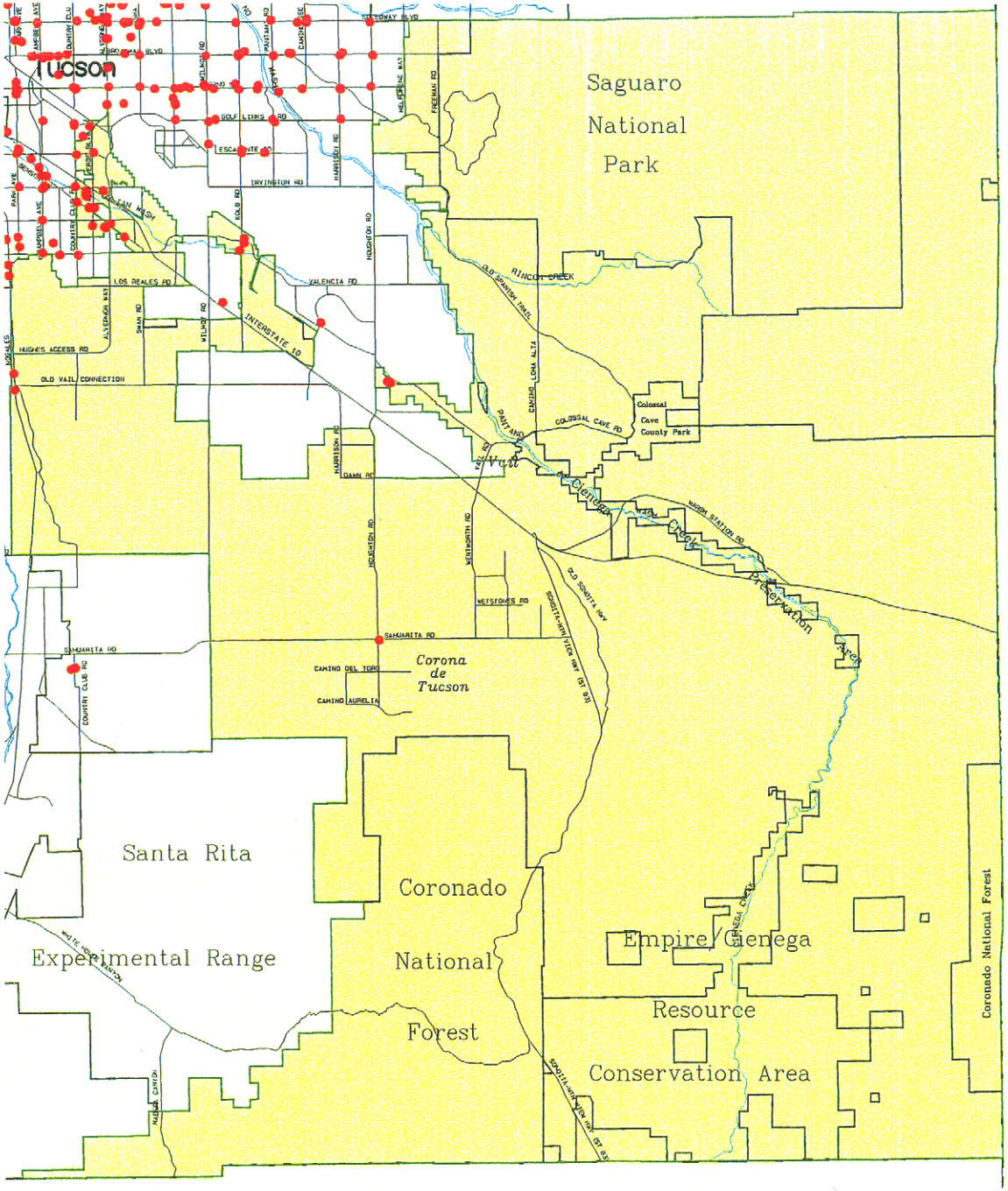
N

Scale 1: 24,000

23-FEB-2001

/mercury3/cplan/urbanizing/svalley/amls/hotel_sv.aml



Pima County Comprehensive Land Use Plan

Rincon SE/Santa Rita Subregion

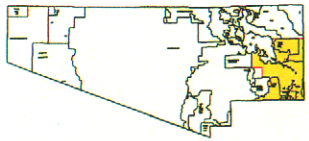
Grocery, Retail & Convenience Stores

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

Statistics:

Count.....	23
Acres.....	75
Land FCV..	$3,763,281
Imprv FCV..	$5,344,876
Total FCV..	$9,108,157
FCV/Acre...	$ 121,442

Pima County Index Map



Index Map Scale 1:1,500,000

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N

Scale 1:70,000

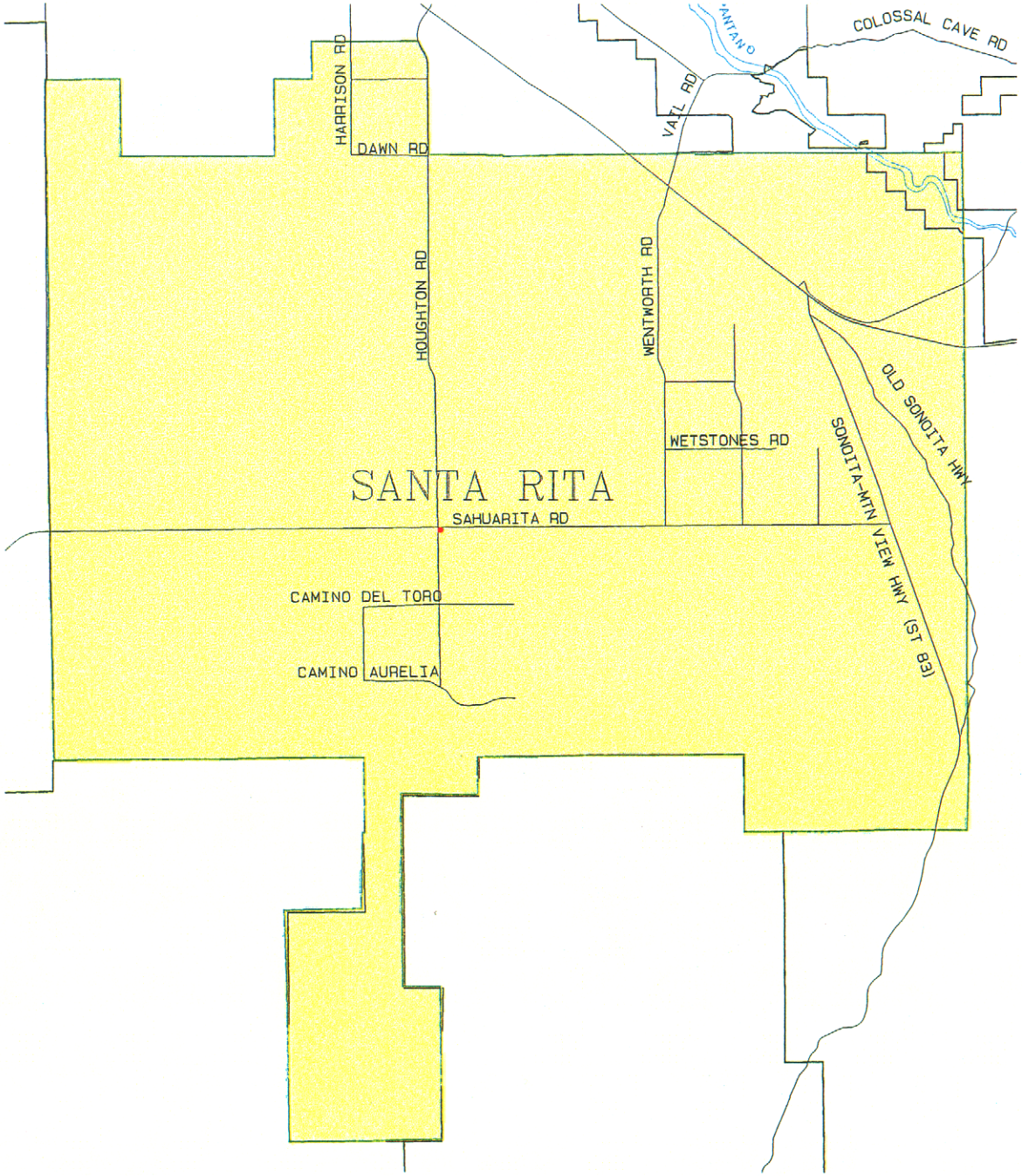
09-FEB-2001

/mercury3/cplan/rssr/amls/grocery_rs.aml

Pima County Comprehensive Land Use Plan

Santa Rita Urbanizing Area

Grocery, Retail and Convenience Stores

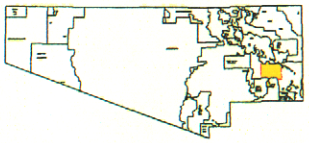


- Grocery, Retail and Convenience
- Major Streets
- Major Washes
- Administrative Boundaries
- Urbanizing Area Extents

Statistics:

Count.....		1
Acres.....		1
Land	FCV..	$ 75,978
Imprv	FCV..	$152,162
Total	FCV..	$228,140
FCV/Acre...		$228,140

Pima County Index Map



Index Map Scale 1:1,500,000

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Scale 1:30,000

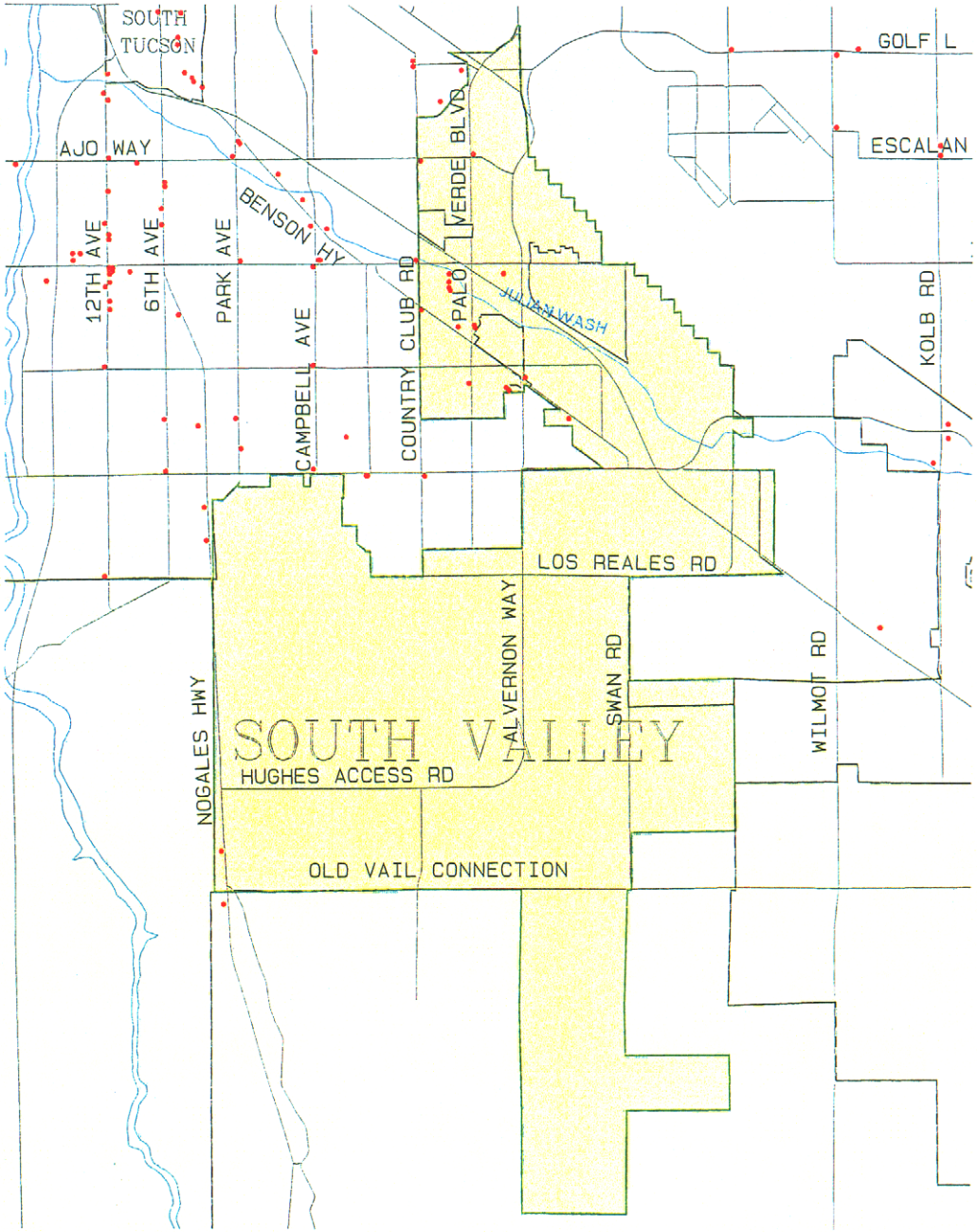
01-MAR-2001

/mercury3/cplan/urbanize/srita/amls/grocery_sr.aml

Pima County Comprehensive Land Use Plan

South Valley Urbanizing Area

Grocery, Retail and Convenience Stores

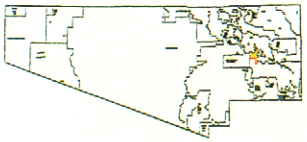


- Major Streets
- Major Washes
- Administrative Boundaries
- Urbanizing Area Extents
- Grocery, Retail and Convenience

Statistics:

Count.....		17
Acres.....		37
Land	FCV.	$3,051,015
Imprv	FCV.	$4,879,434
Total	FCV.	$7,930,449
FCV/Acre..	$	214,336

Pima County Index Map



Index Map Scale 1:1,500,000

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N

Scale 1: 24,000

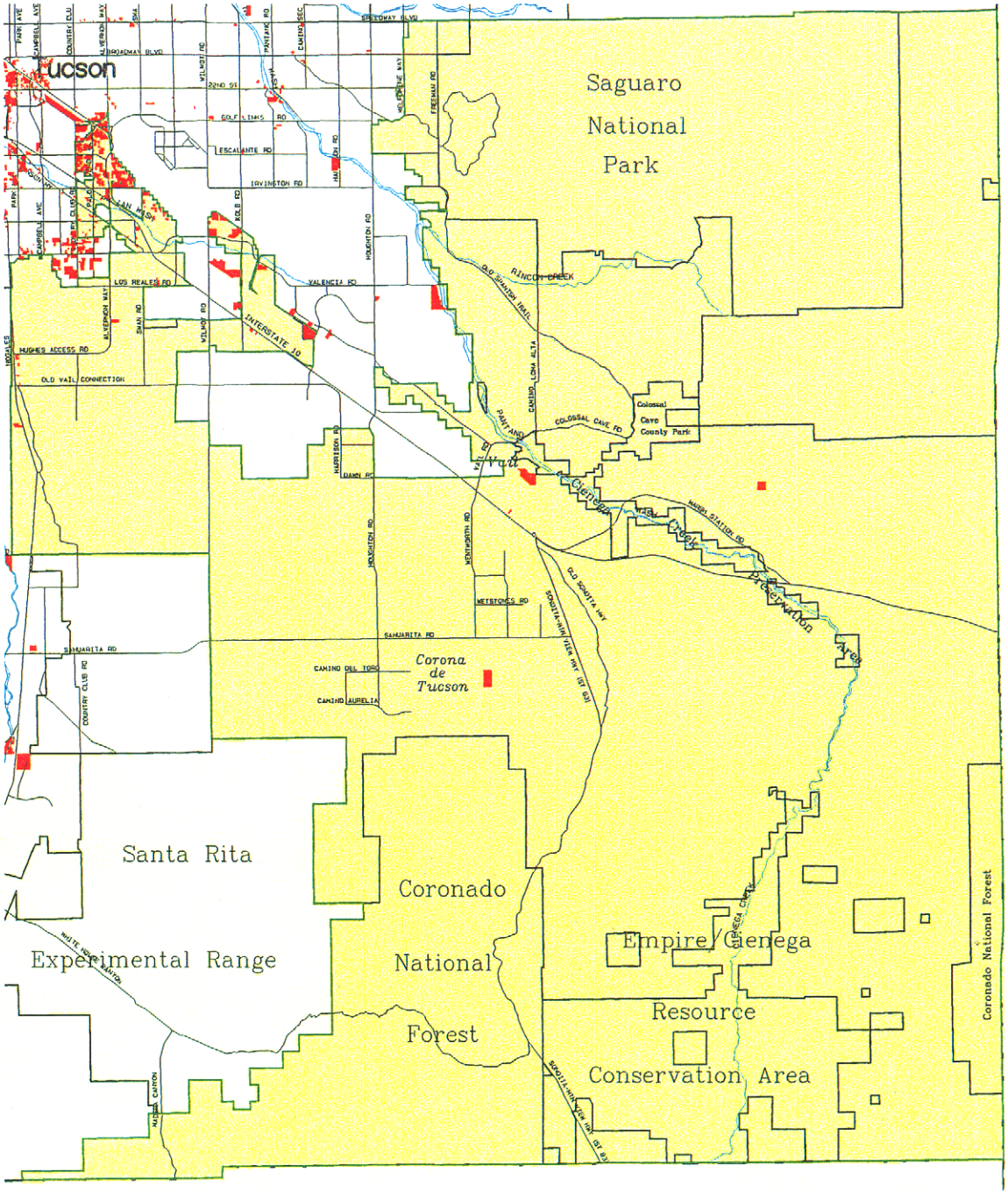
23-FEB-2001

/mercury3/cplan/urbanize/svalley/amls/grocery_sv.aml

Pima County Comprehensive Land Use Plan

Rincon SE/Santa Rita Subregion

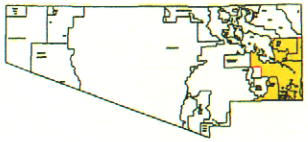
Industrial Centers & Warehouses



Statistics:

Count.....		670
Acres.....		1,047
Land FCV..	$	34,212,210
Imprv FCV..	$	109,544,820
Total FCV..	$	143,757,030
FCV/Acre...	$	137,303

Pima County Index Map



Index Map Scale 1:1,500,000

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N

Scale 1: 70,000

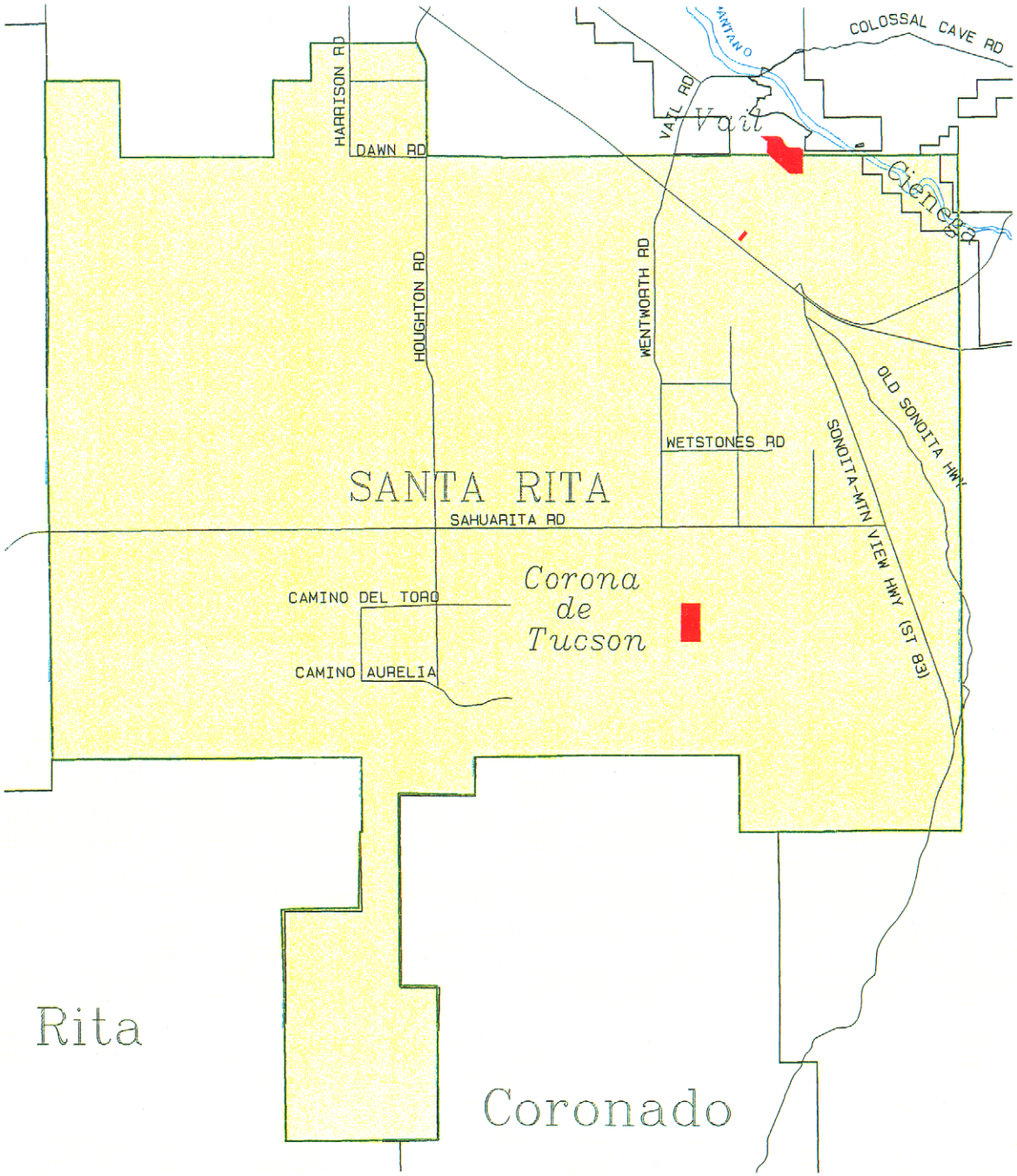
12-FEB-2001

/mercury3/cplan/rssr/amls/industrial_rs.aml

Pima County Comprehensive Land Use Plan

Santa Rita Urbanizing Area

Industrial Centers And Warehouses

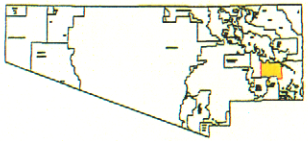


Major Streets
Major Washes
Administrative Boundaries
Industrial Centers and Warehouses
Urbanizing Area Extents

Statistics:

Count.....	3
Acres.....	134
Land FCV..	$162,900
Imprv FCV..	$658,357
Total FCV..	$821,257
FCV/Acre...	$ 6,129

Pima County Index Map



Index Map Scale 1:1,500,000

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N

Scale 1: 30,000

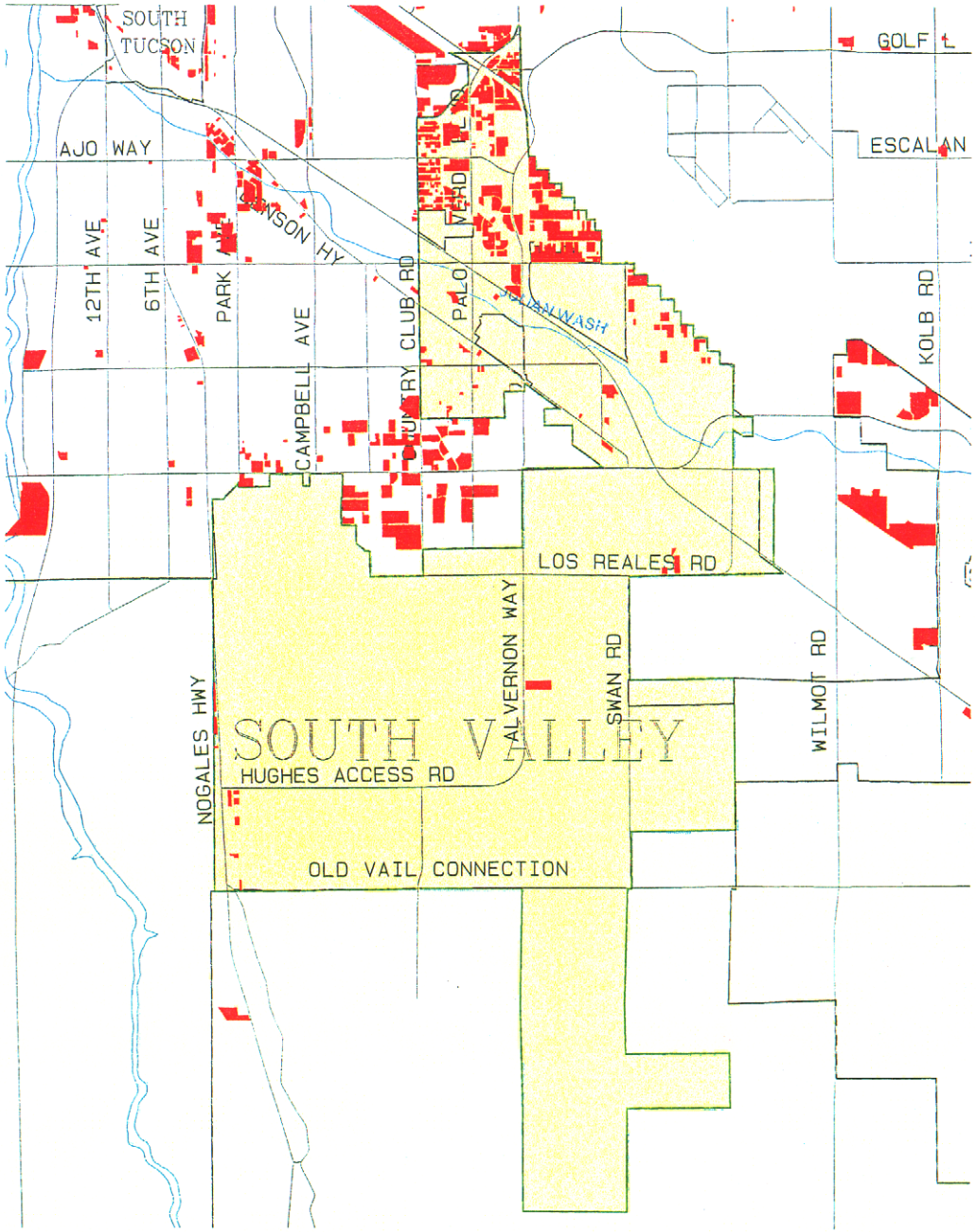
01-MAR-2001

/mercury3/cplan/urbanize/srita/amls/industrial_sr.aml

Pima County Comprehensive Land Use Plan

South Valley Urbanizing Area

Industrial Centers And Warehouses



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

Statistics:

Count.....	656
Acres.....	609
Land FCV.	$ 31,560,337
Imprv FCV.	$ 98,618,296
Total FCV.	$130,178,632
FCV/Acre..	$ 213,758

Pima County Index Map

Index Map Scale 1:1,500,000

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N

Scale 1:24,000

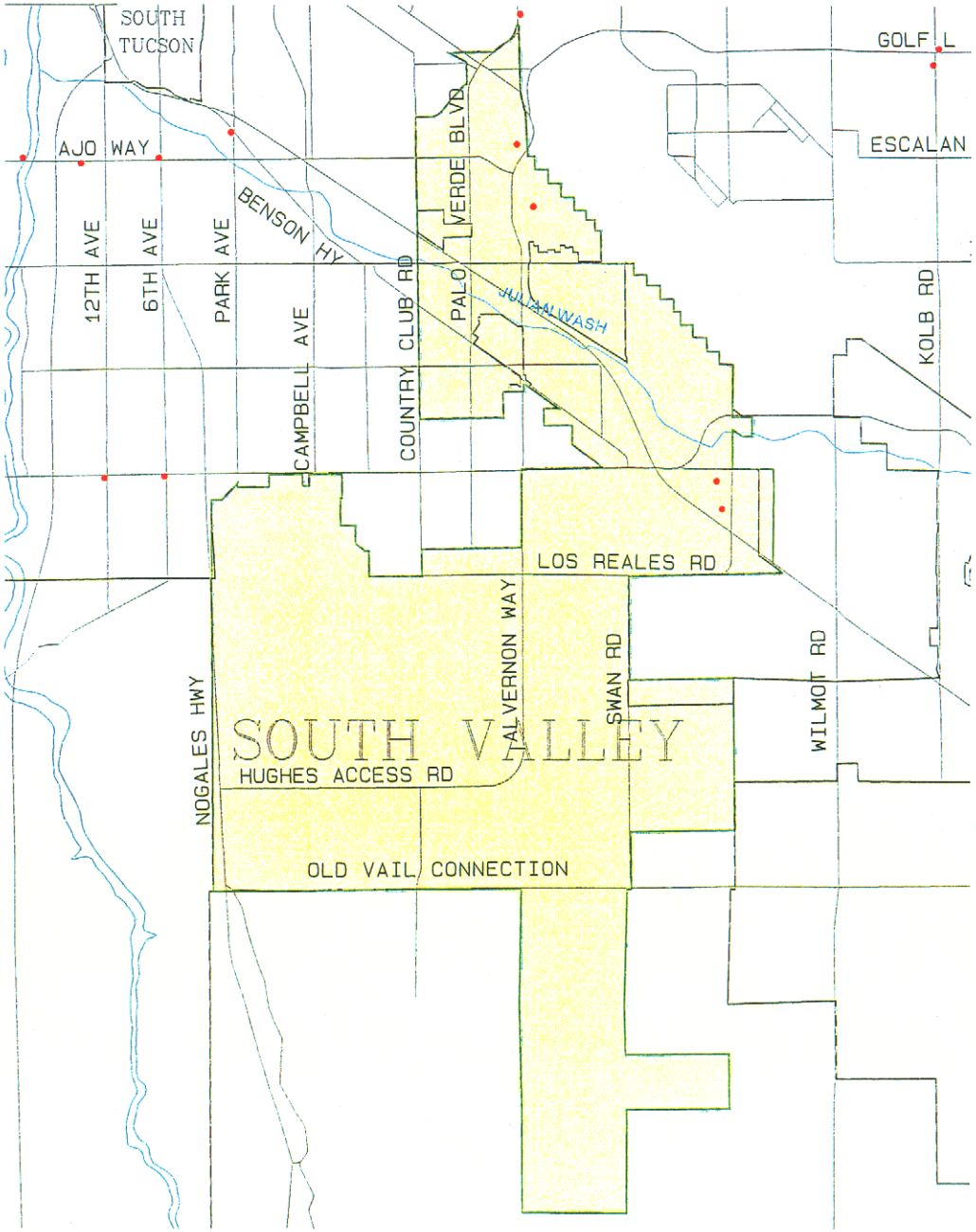
26-FEB-2001

/mercury3/cplan/urbanize/svalley/amls/industrial_sv.aml

Pima County Comprehensive Land Use Plan

South Valley Urbanizing Area

Service Stations And Truck Stops

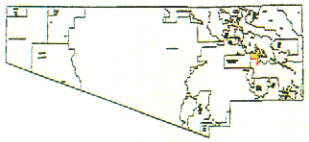


- Major Streets
- Major Washes
- Administrative Boundaries
- Urbanizing Area Extents
- Service Stations Truck Stops

Statistics:

Count.....	4
Acres.....	48
Land FCV.	$ 819,038
Imprv FCV.	$ 744,366
Total FCV.	$1,563,374
FCV/Acre..	$ 32,570

Pima County Index Map



Index Map Scale 1:1,500,000

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N

Scale 1:24,000

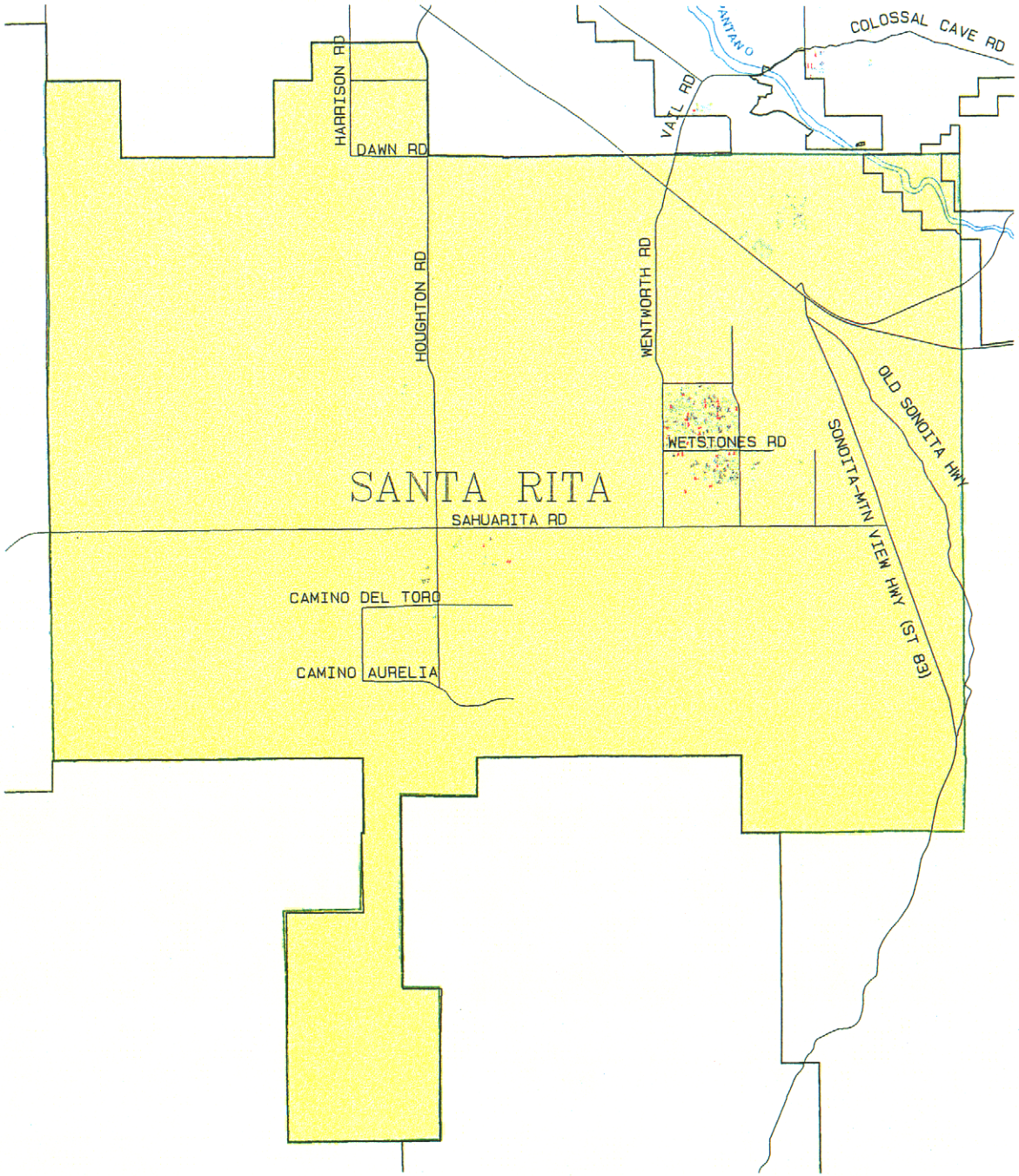
26-FEB-2001

/mercury3/cplan/urbanize/svalley/amls/gas_sv.aml

Pima County Comprehensive Land Use Plan

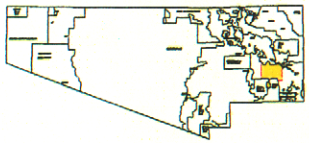
Santa Rita Urbanizing Area

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: 30,000

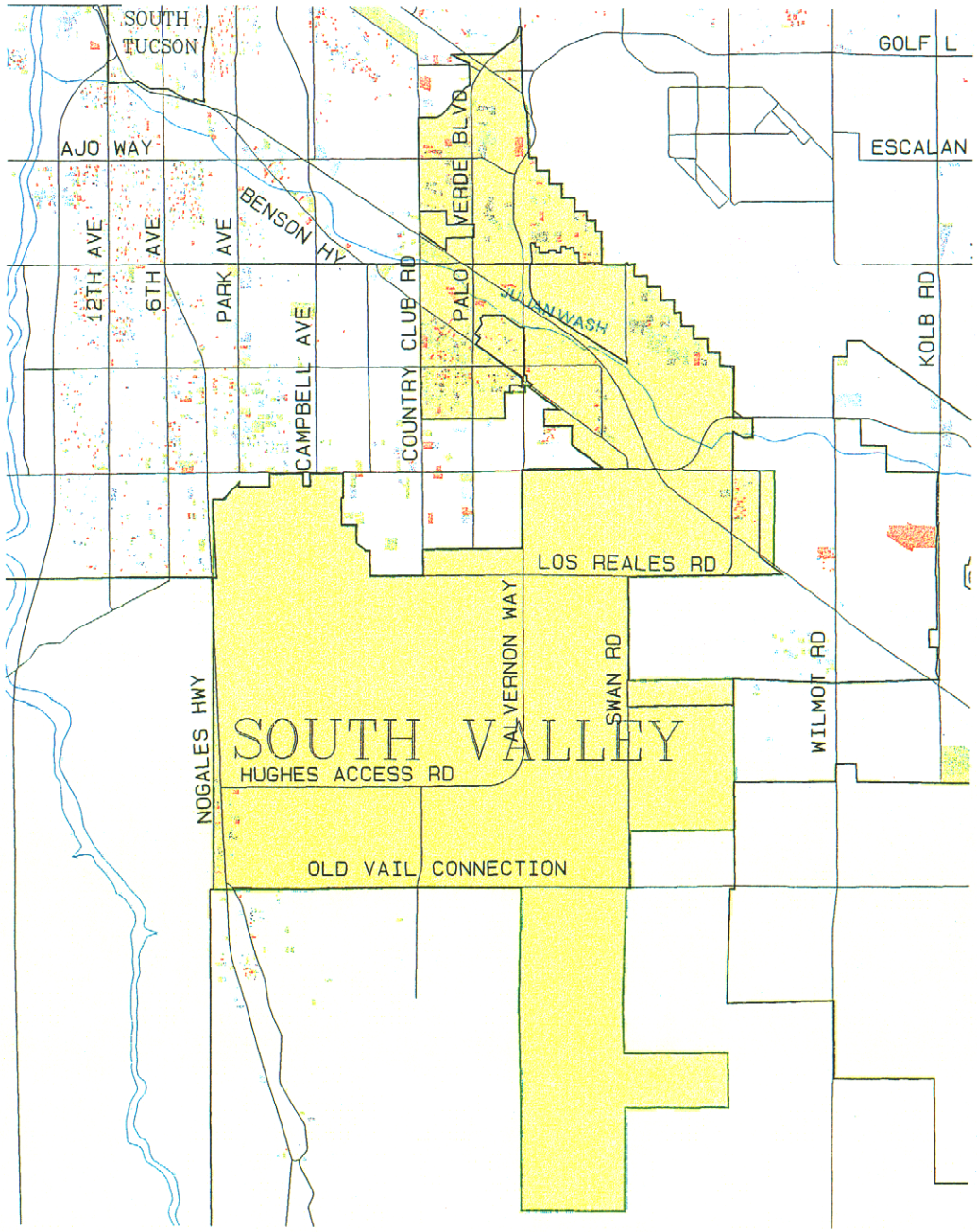
15-MAR-2001

/mercury3/cplan/urbanize/srita/amls/tax400_sr.aml

Pima County Comprehensive Land Use Plan

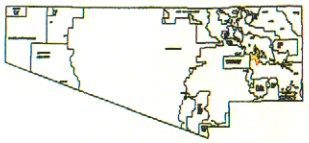
South Valley Urbanizing Area

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: 24,000

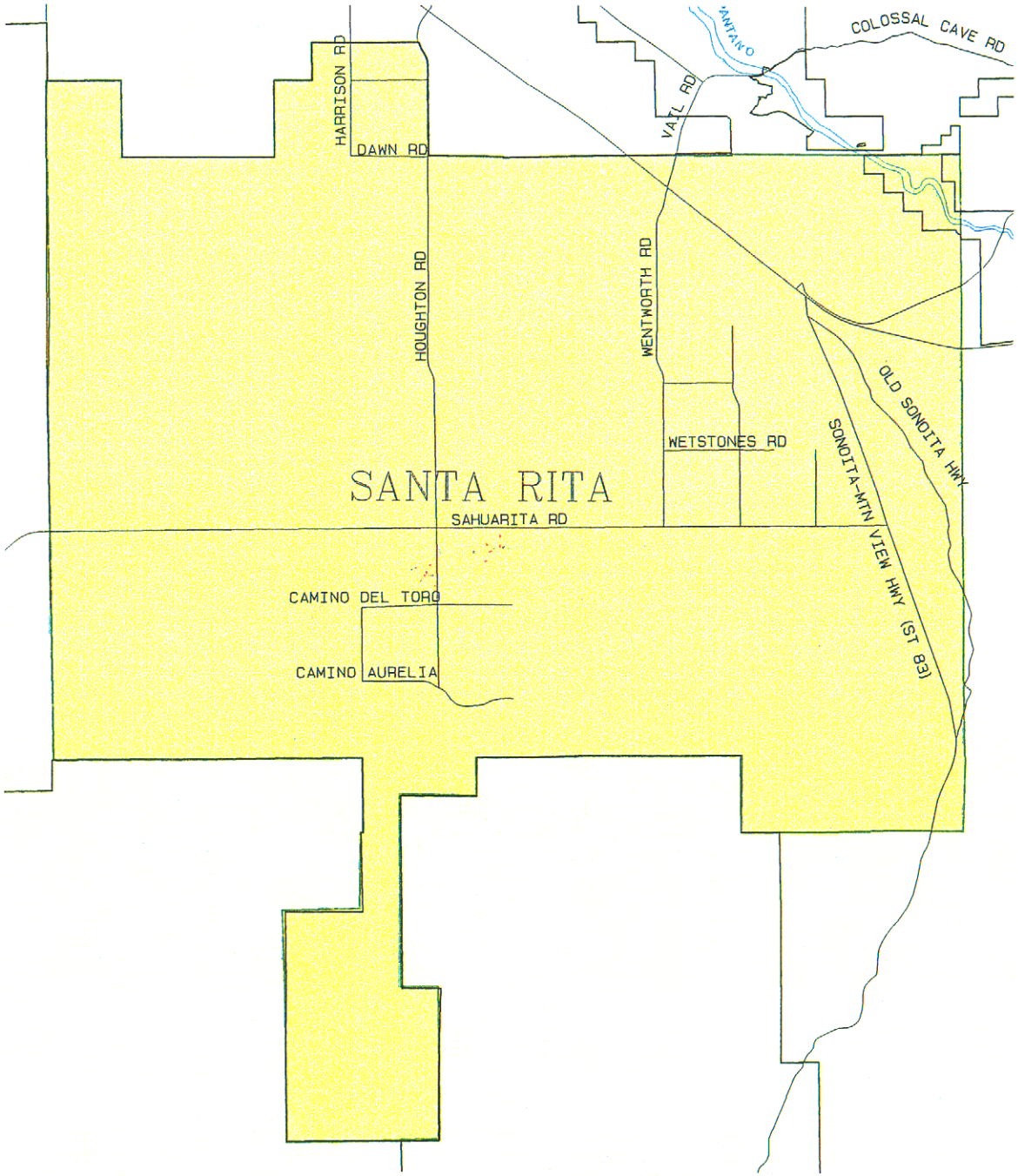
15-MAR-2001

/mercury3/cplan/urbanize/svalley/amls/tax400_sv.aml

Pima County Comprehensive Land Use Plan

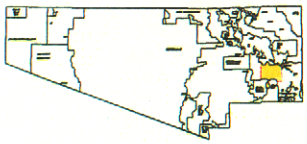
Santa Rita Urbanizing Area

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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N

Scale 1: 30,000

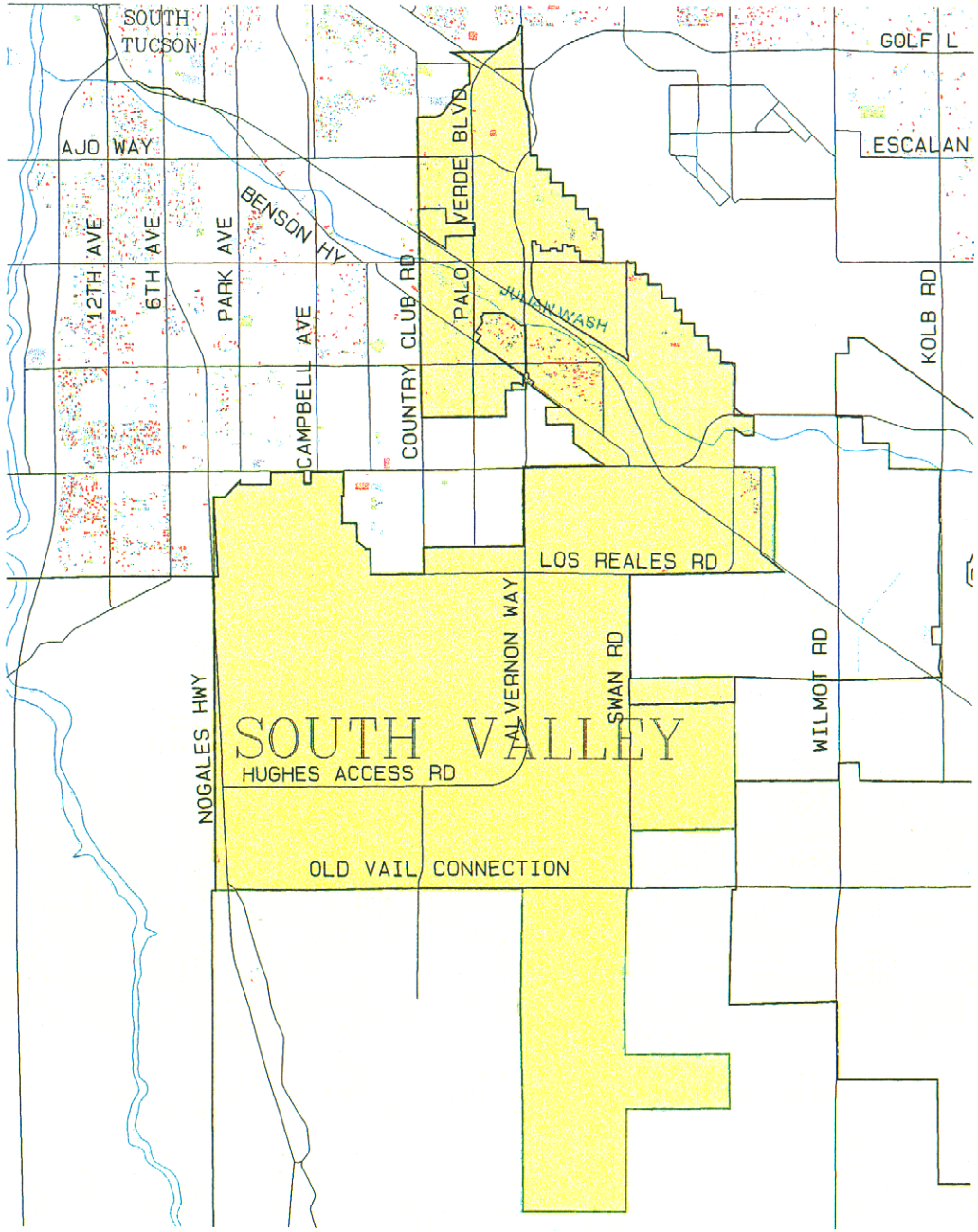
15-MAR-2001

/mercury3/cplan/urbanize/srita/amls/tax1200_sr.aml

Pima County Comprehensive Land Use Plan

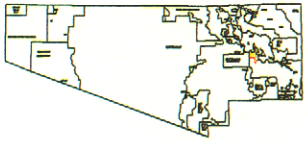
South Valley Urbanizing Area

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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N

Scale 1: 24, 000

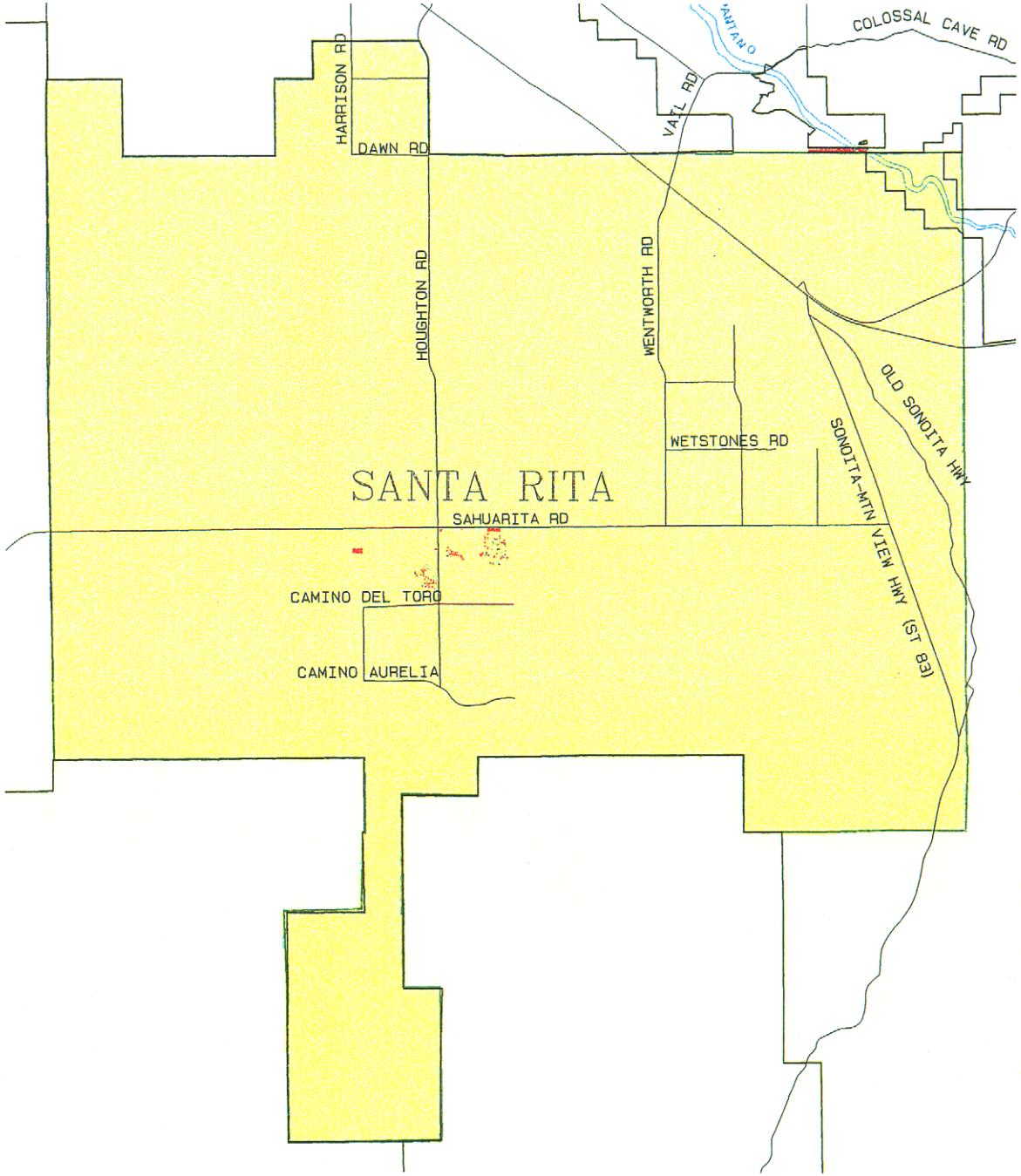
15-MAR-2001

/mercury3/cplan/urbanize/svalley/amls/tax1200_sv.aml

Pima County Comprehensive Land Use Plan

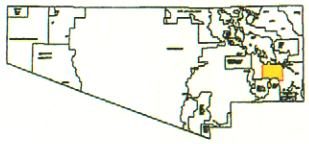
Santa Rita Urbanizing Area

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: 30, 000

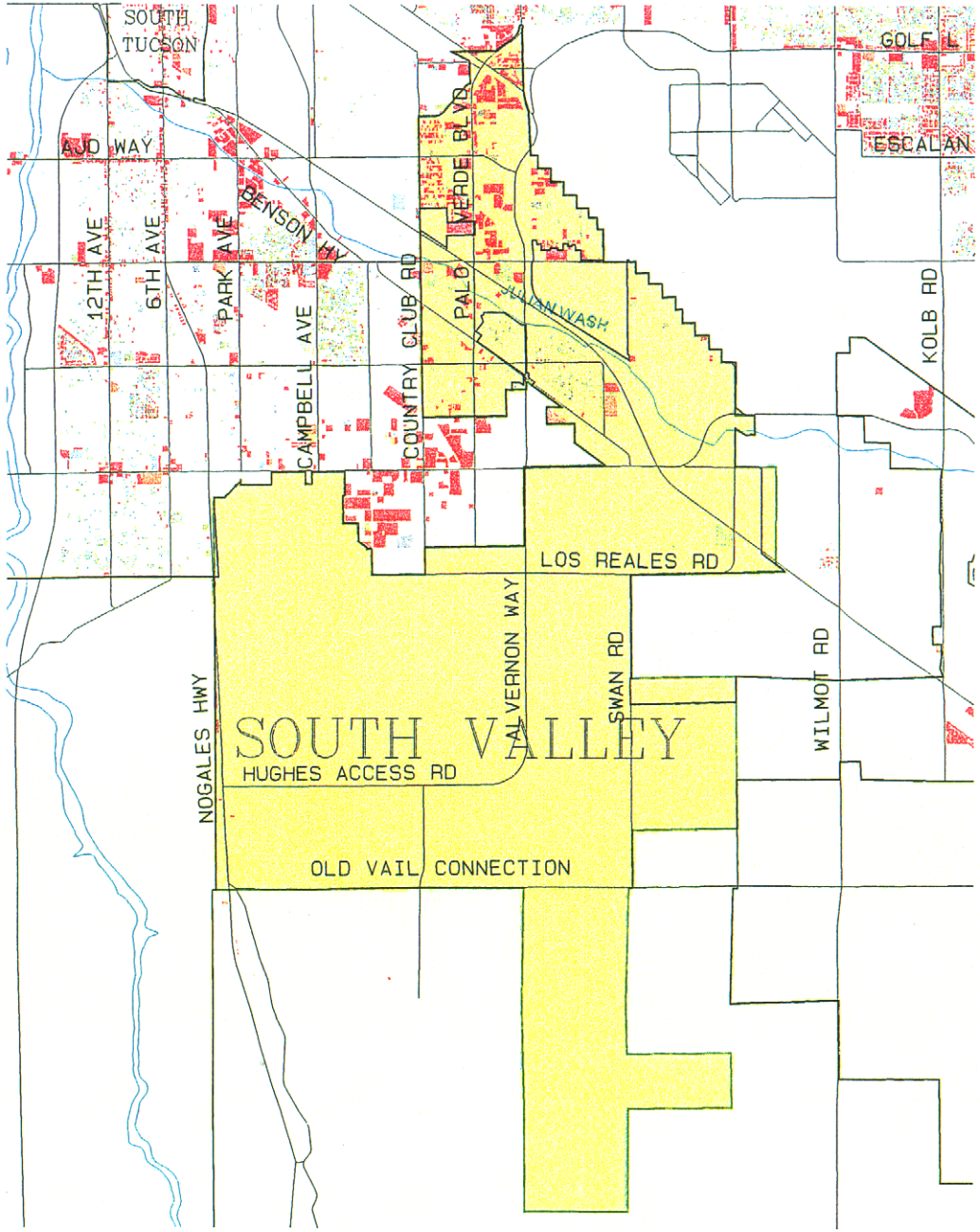
15-MAR-2001

/mercury3/cplan/urbanize/srita/amls/tax2000_sr.aml

Pima County Comprehensive Land Use Plan

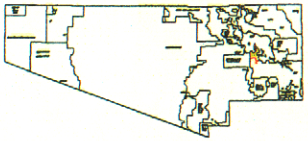
South Valley Urbanizing Area

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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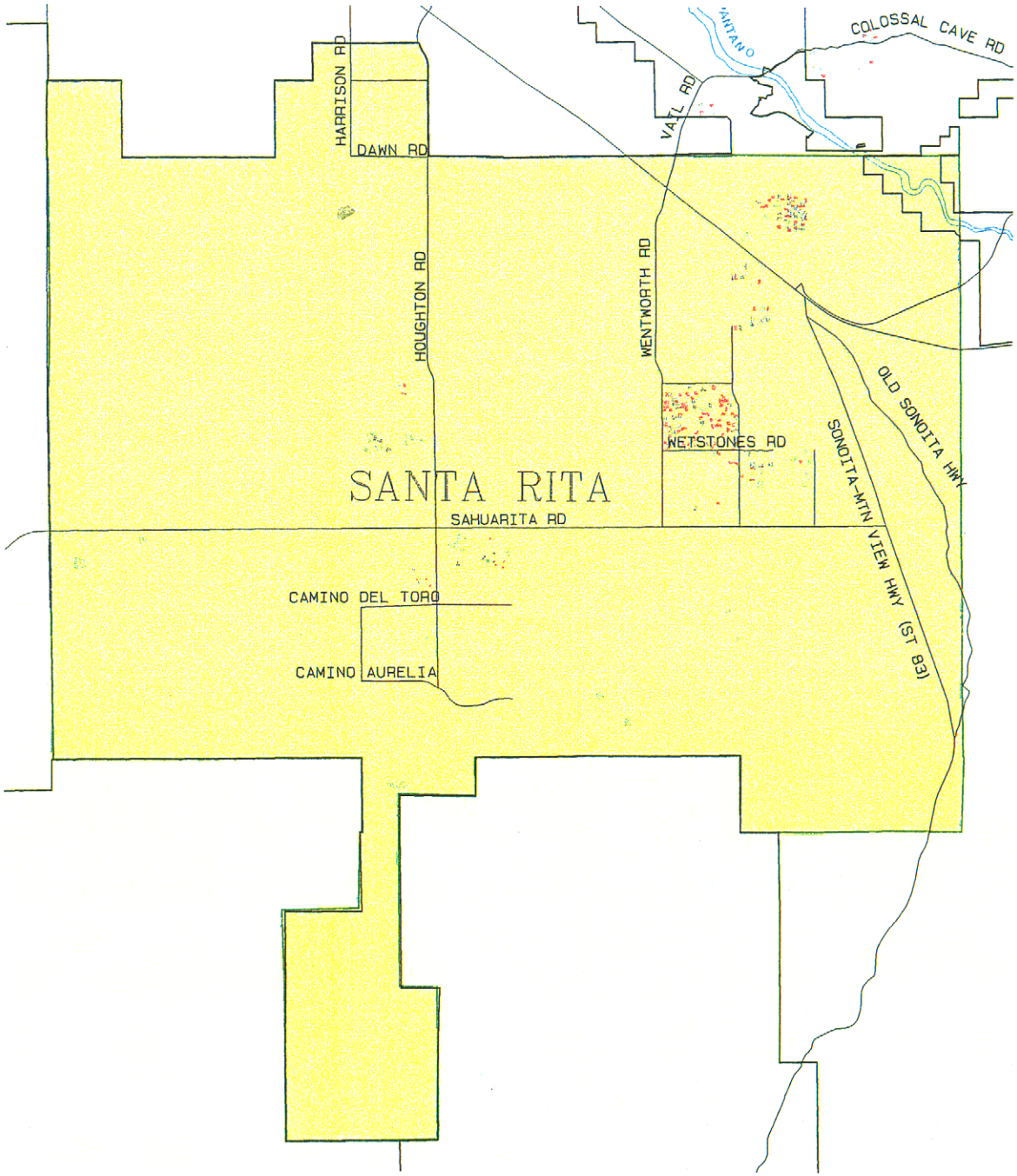
N

Scale 1: 24,000

16-MAR-2001

/mercury3/cplan/urbanize/svalley/amls/tax2000_sv.aml



Pima County Comprehensive Land Use Plan

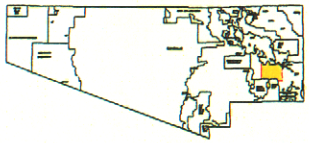
Santa Rita Urbanizing Area

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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N

Scale 1: 30,000

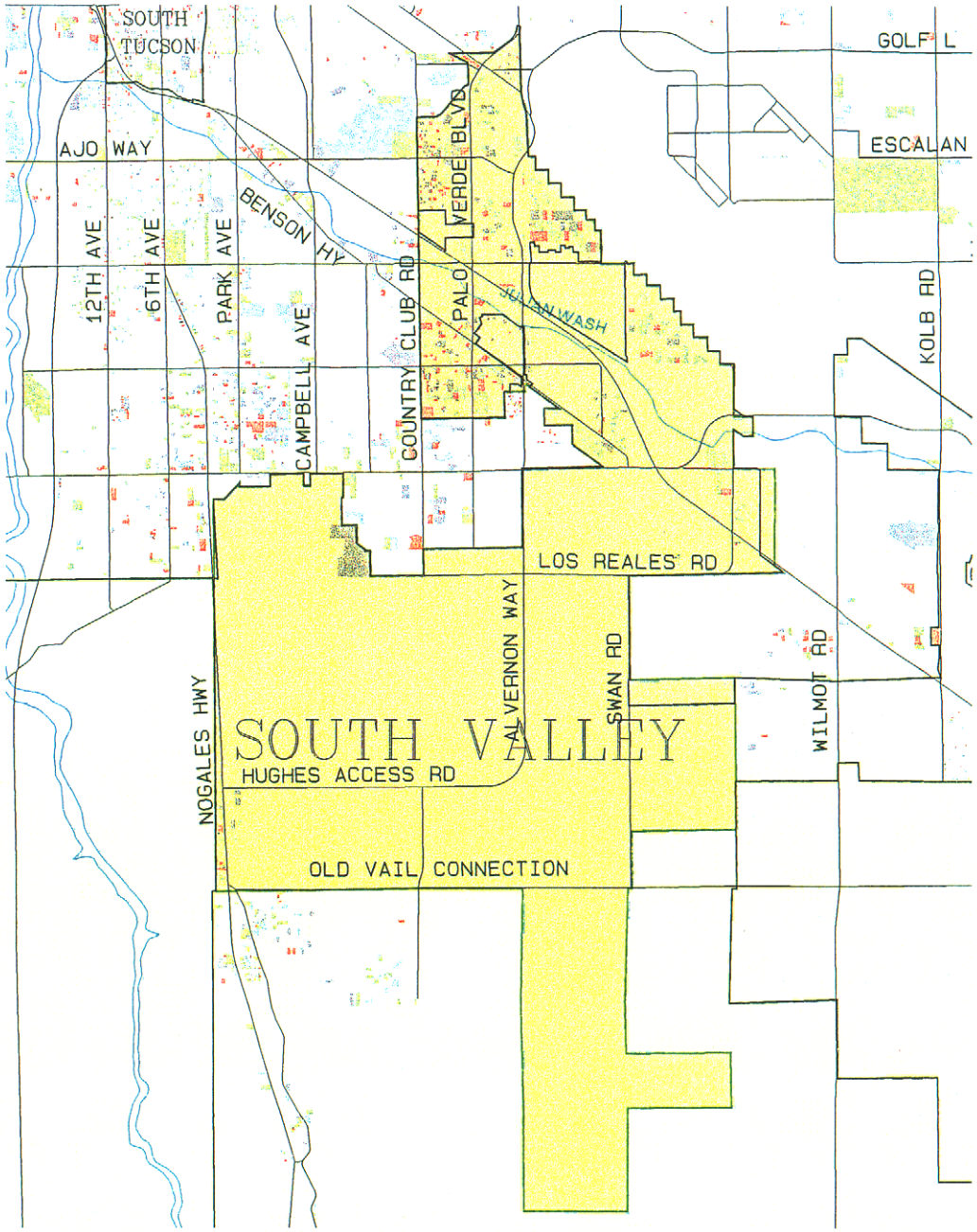
16-MAR-2001

/mercury3/cplan/urbanize/srrita/amls/fcv40_sr.aml

Pima County Comprehensive Land Use Plan

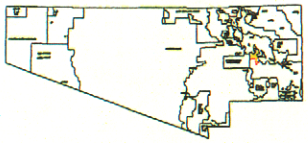
South Valley Urbanizing Area

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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N

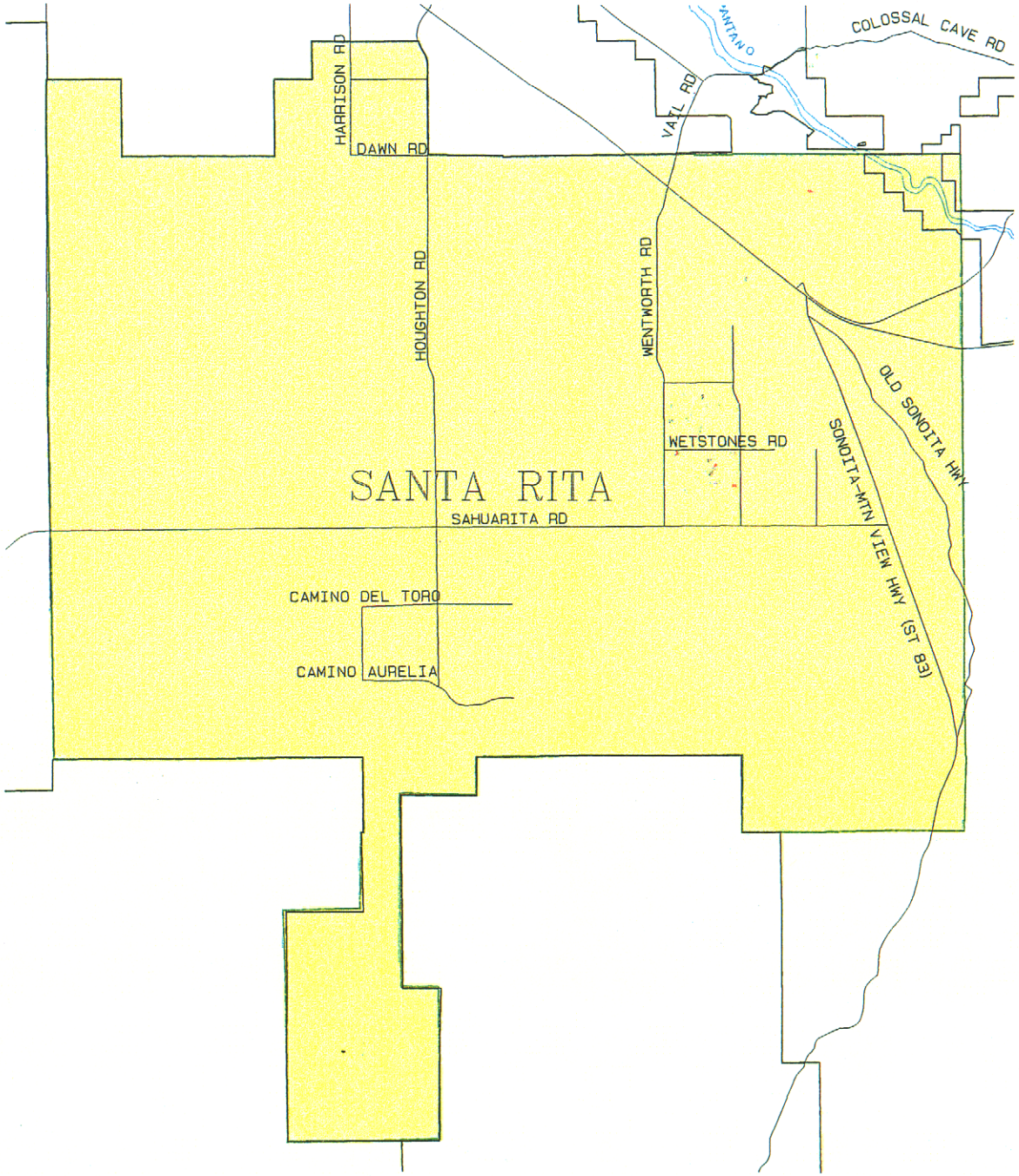
Scale 1: 24,000

16-MAR-2001

/mercury3/cplan/urbanize/svalley/amls/fcv40_sv.aml

Pima County Comprehensive Land Use Plan

Santa Rita 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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N

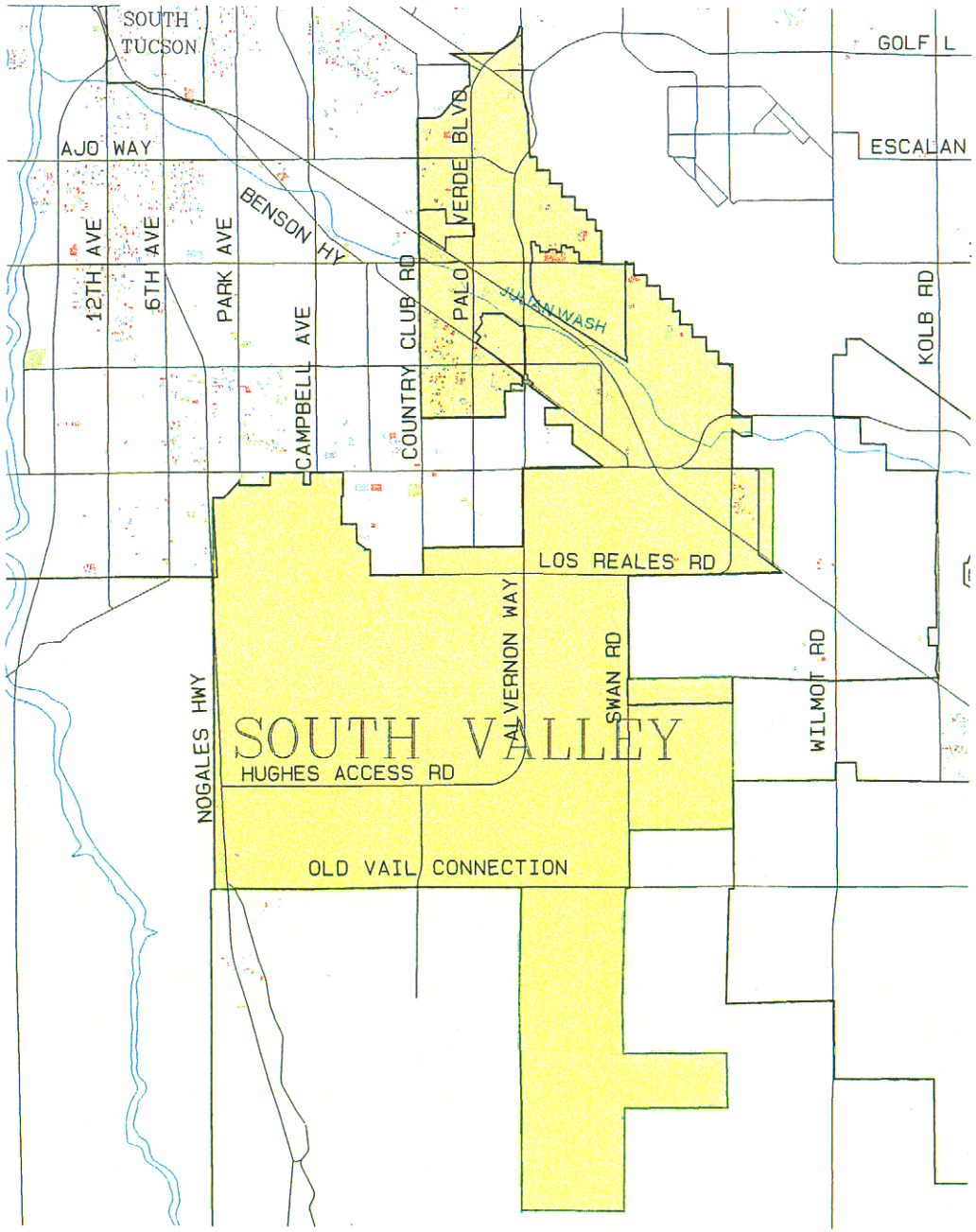
Scale 1: 30,000

16-MAR-2001

/mercury3/cplan/urbanize/srita/amls/fcv120_sr.aml

Pima County Comprehensive Land Use Plan

South Valley Urbanizing Area

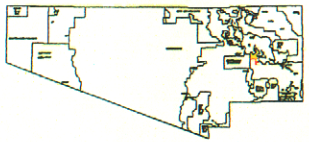


Full Cash Value Per Acre

$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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N

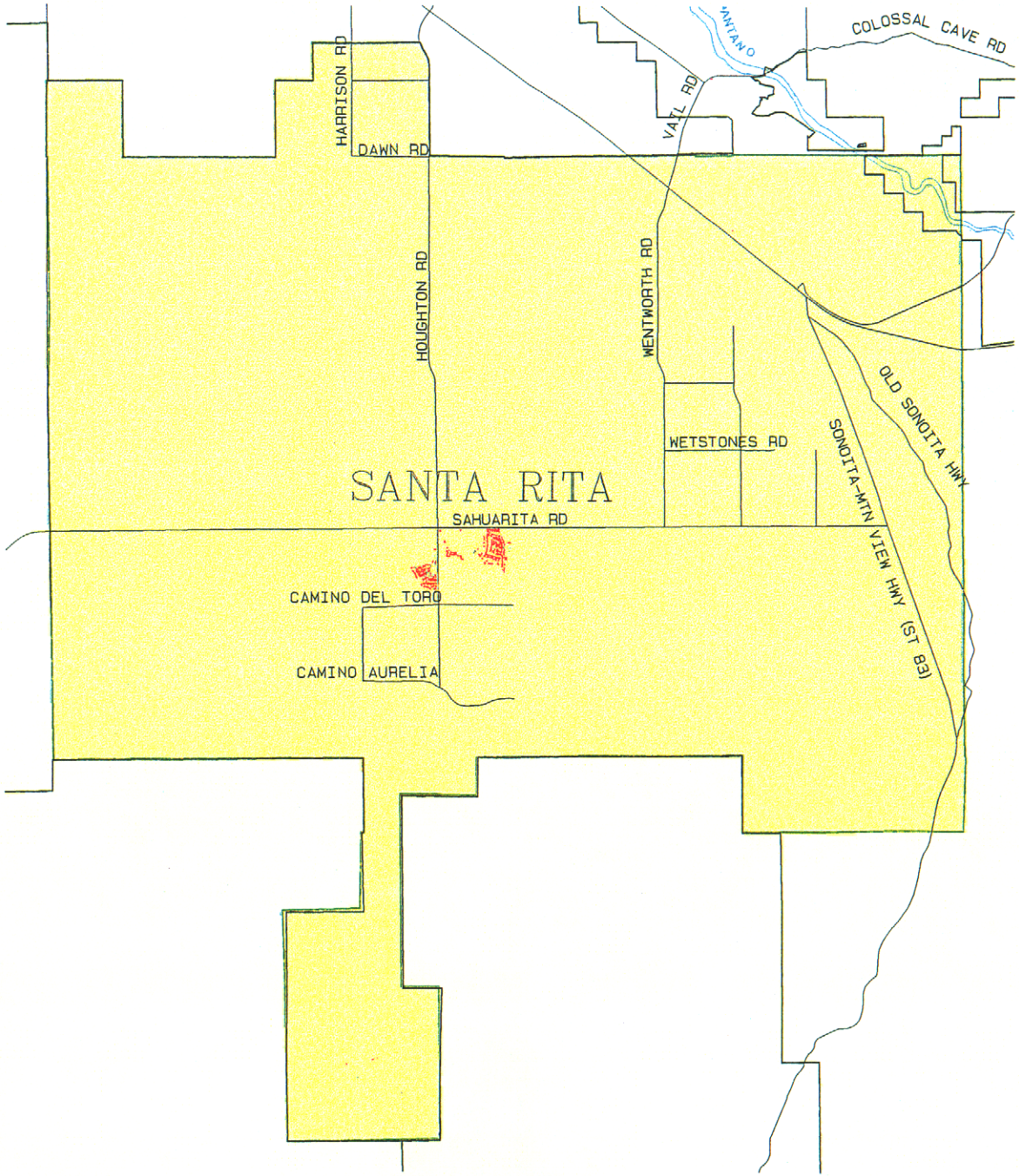
Scale 1: 24, 000

16-MAR-2001

/mercury3/cplan/urbanize/svalley/amls/fcvi20_sv.aml

Pima County Comprehensive Land Use Plan

Santa Rita Urbanizing Area

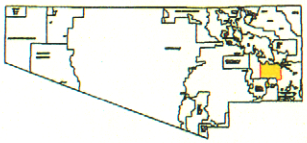


Full Cash Value Per Acre

$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

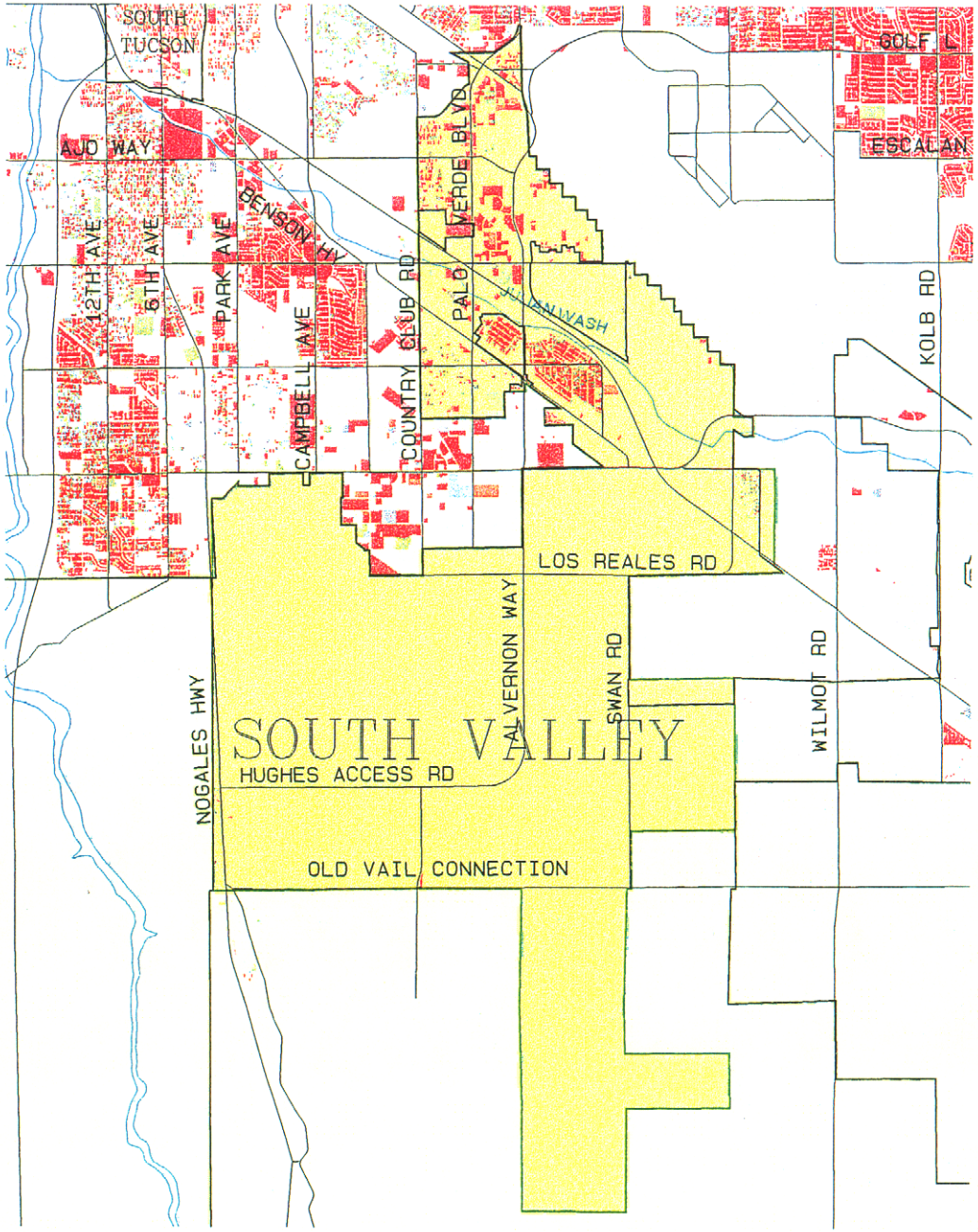
Scale 1: 30,000

16-MAR-2001

/mercury3/cplan/urbanize/srita/ams/fcv200_sr.aml

Pima County Comprehensive Land Use Plan

South Valley Urbanizing Area

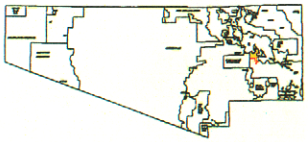


Full Cash Value Per Acre

$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: 24,000

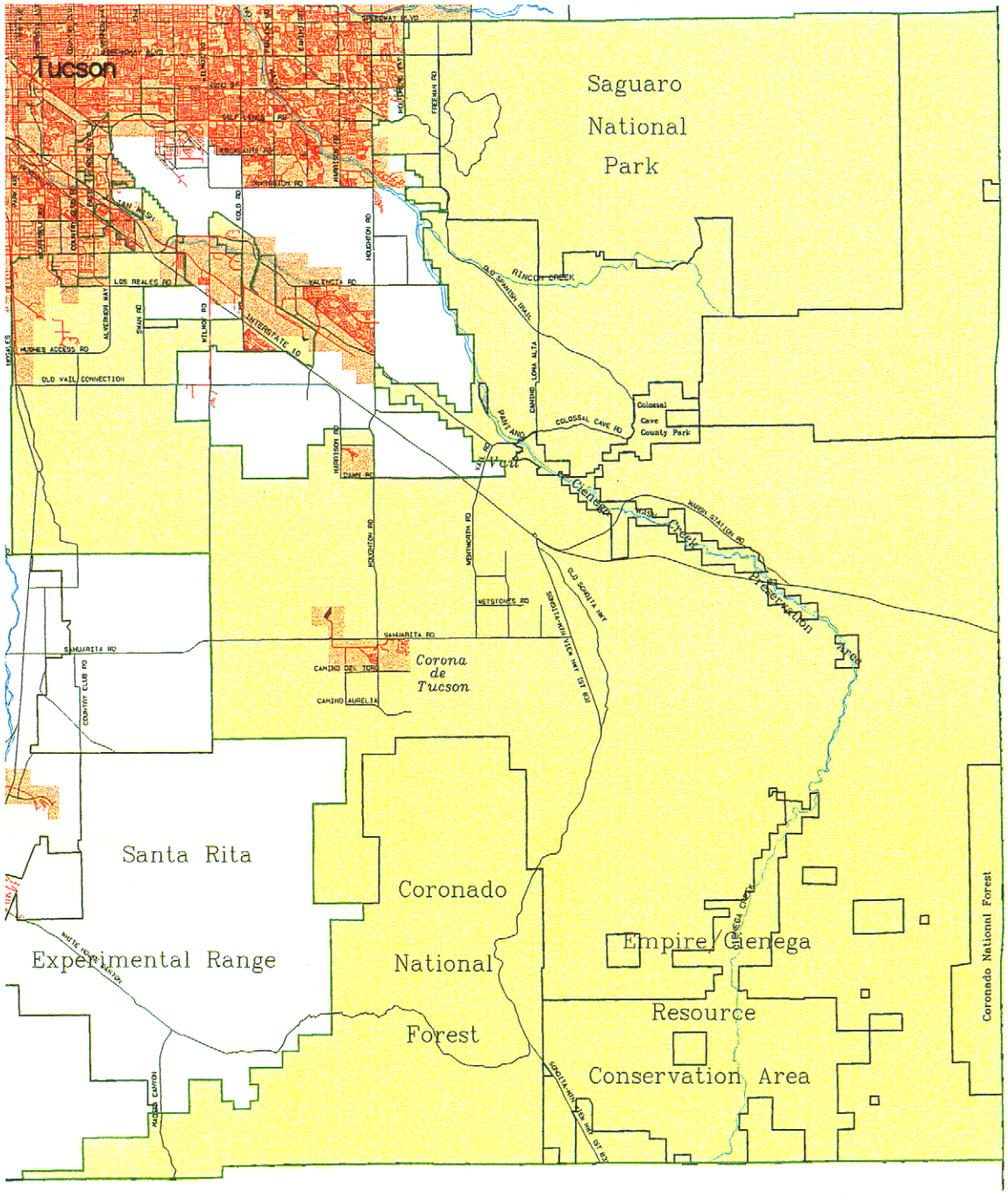
16-MAR-2001

/mercury3/cplan/urbanize/svalley/aml s/fcv200_sv.aml

Pima County Comprehensive Land Use Plan

Rincon SE/Santa Rita Subregion

Sewers

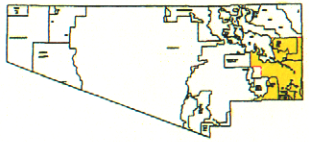


Sewer Service Area
Sewer Treatment Facilities
Santitary Sewers 10" and Larger
Sanitary Sewers Smaller Than 10"
Major Streets
Major Washes
Administrative Boundaries
Subregion Extents

Statistics:

Miles of Sewers .. 26

Pima County Index Map



Index Map Scale 1:1,500,000

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N

Scale 1: 70,000

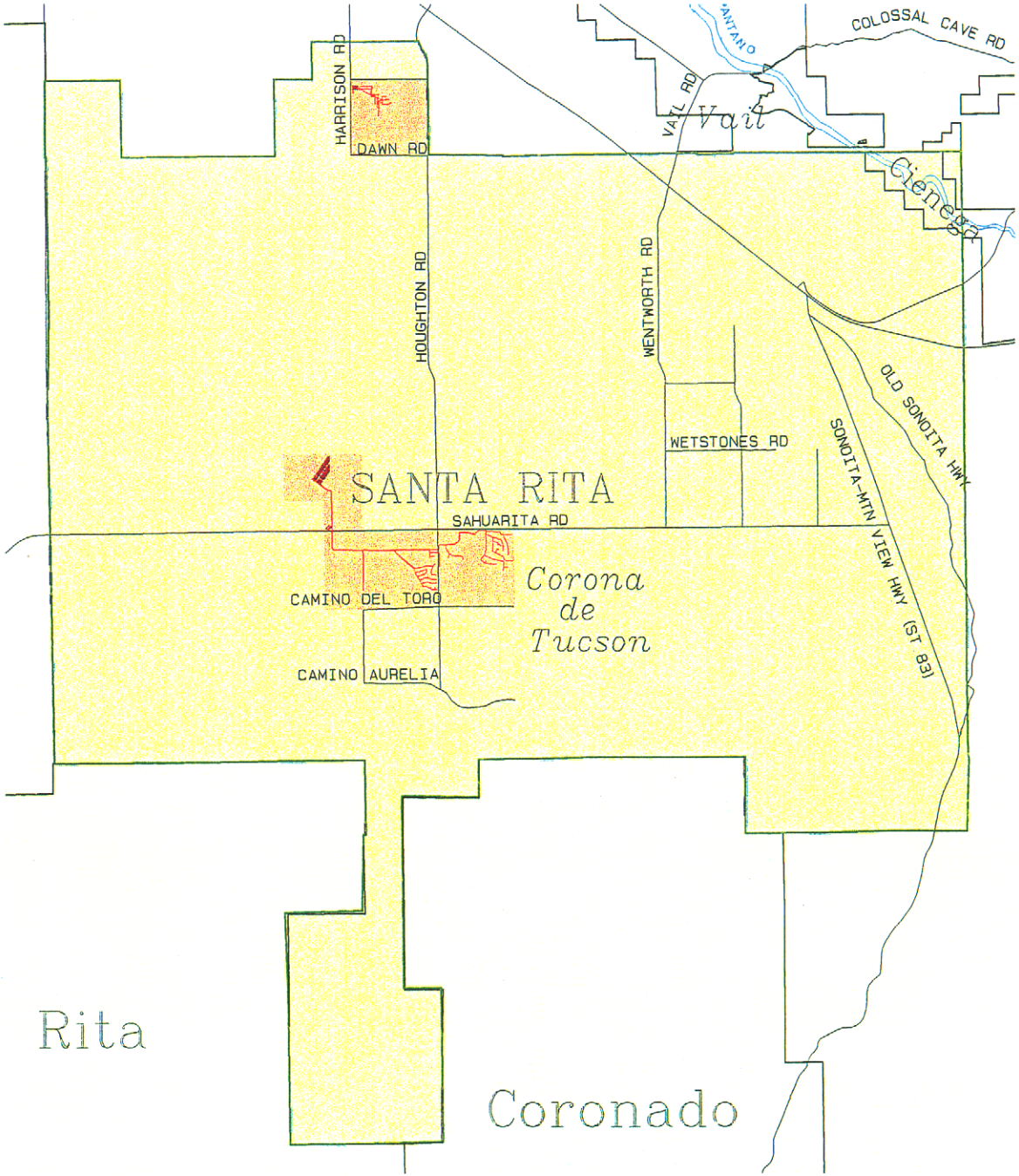
16-FEB-2001

/mercury3/cplan/rssr/amls/sewers_rs.aml

Pima County Comprehensive Land Use Plan

Santa Rita Urbanizing Area

Sewers

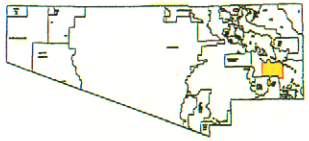


- Major Streets
- Major Washes
- Administrative Boundaries
- Sanitary Sewers 10" and Larger
- Sanitary Sewers Smaller Than 10"
- Sewer Service Area
- Sewer Treatment Facilities
- Urbanizing Area Extents

Statistics:

Miles of Sewers: 4

Pima County Index Map



Index Map Scale 1:1,500,000

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N

Scale 1: 30, 000

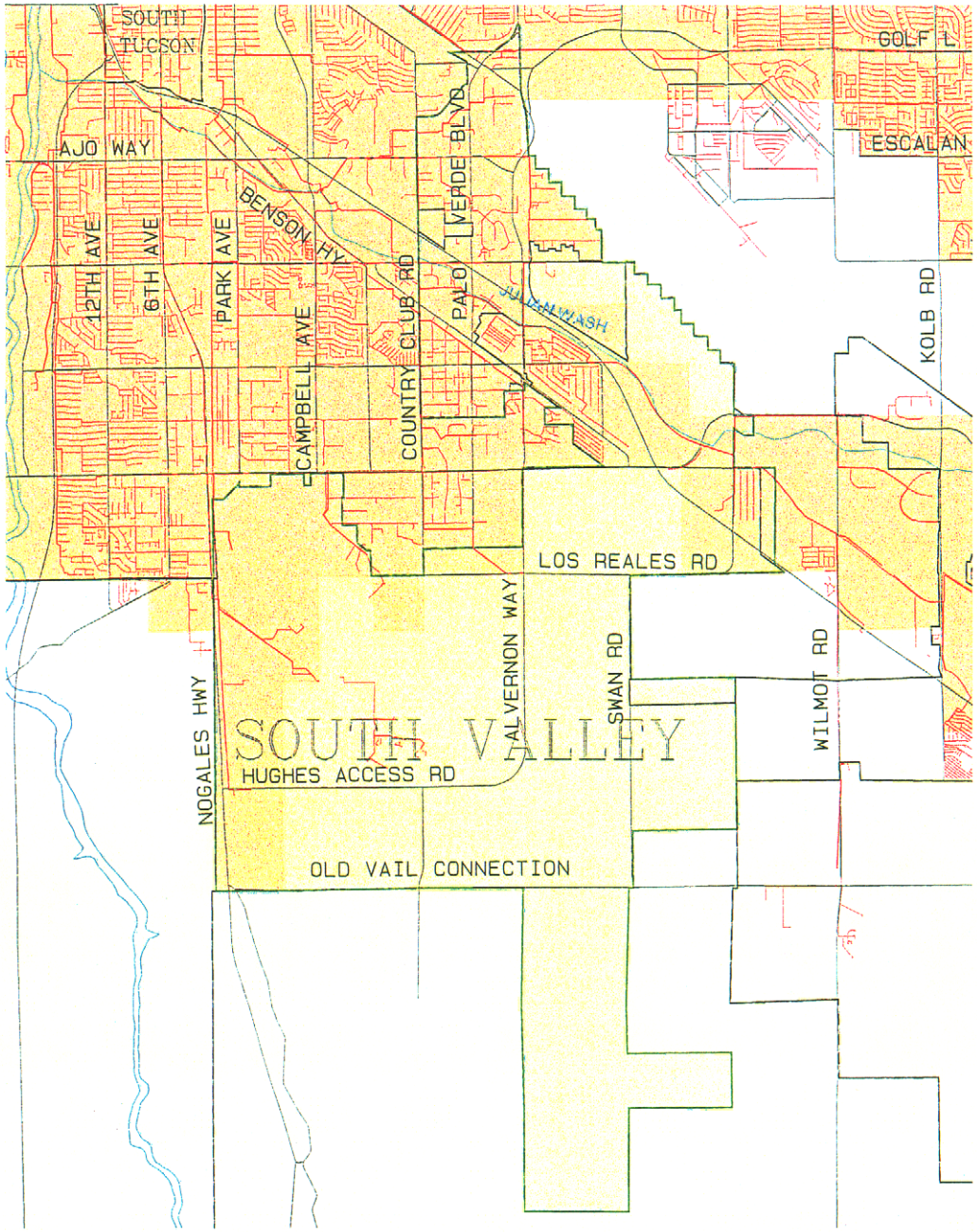
01-MAR-2001

/mercury3/cplan/urbanize/sr:ita/amls/sewers_sr.aml

Pima County Comprehensive Land Use Plan

South Valley 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: 19

Pima County Index Map

Index Map Scale 1:1,100,000

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N

Scale 1: 24,000

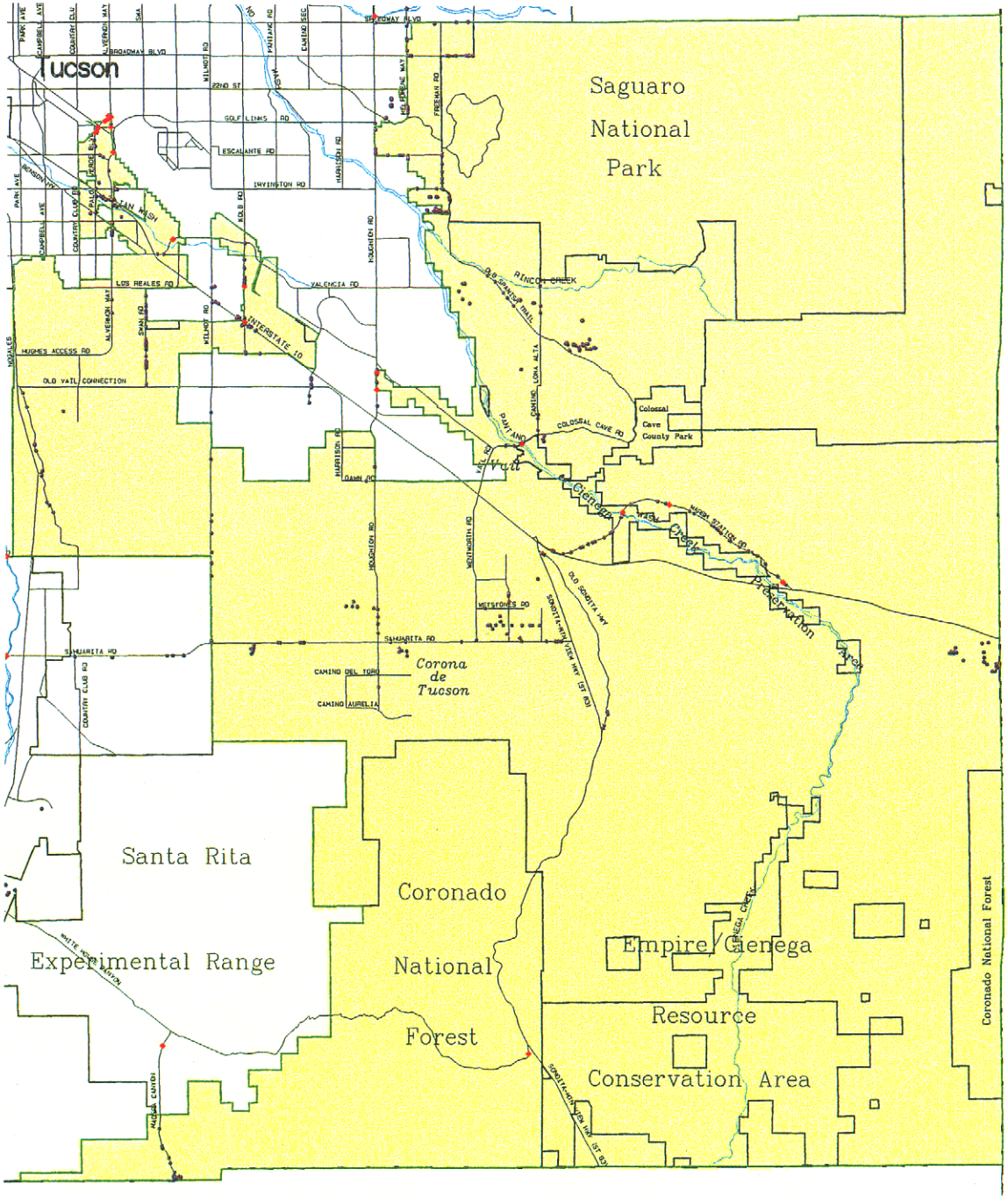
28-FEB-2001

/mercury3/cplan/urbanize/svalley/amls/sewers_sv.aml

Pima County Comprehensive Land Use Plan

Rincon SE/Santa Rita Subregion

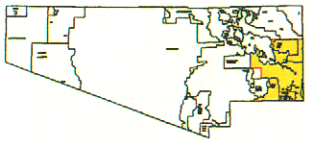
Bridges and Culverts



Statistics:

Bridges..... 20
Culverts.....325

Pima County Index Map



Index Map Scale 1:1,500,000

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N

Scale 1: 70,000

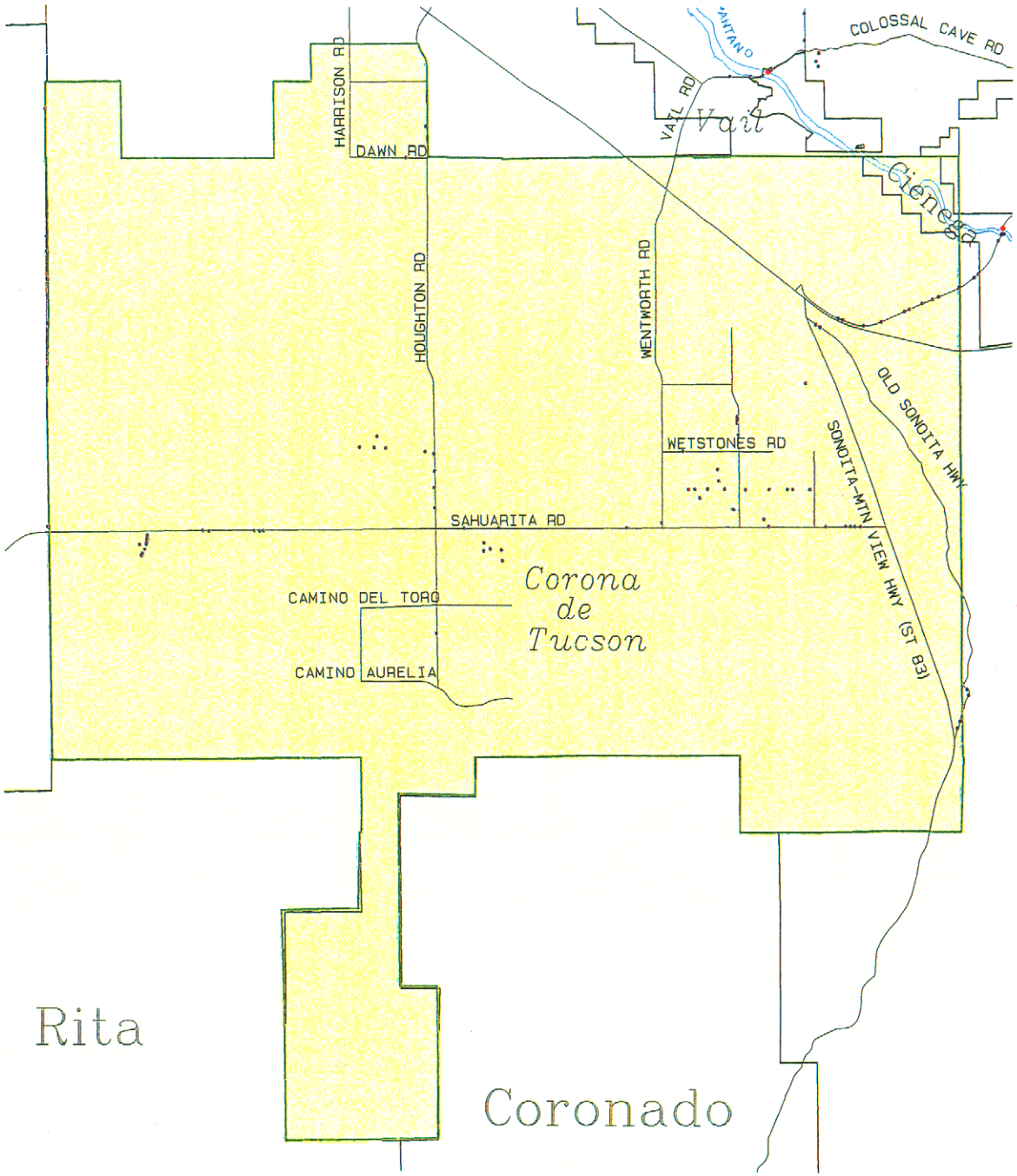
13-FEB-2001

/mercury3/cplan/rssr/amla/bridges_rs.aml

Pima County Comprehensive Land Use Plan

Santa Rita Urbanizing Area

Bridges and Culverts

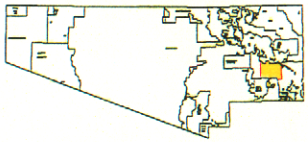


- Major Streets
- Major Washes
- Administrative Boundaries
- Bridges
- Culverts
- Urbanizing Area Extents

Statistics:

Bridges..... 0
Culverts..... 78

Pima County Index Map



Index Map Scale 1:1,500,000

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N

Scale 1:30,000

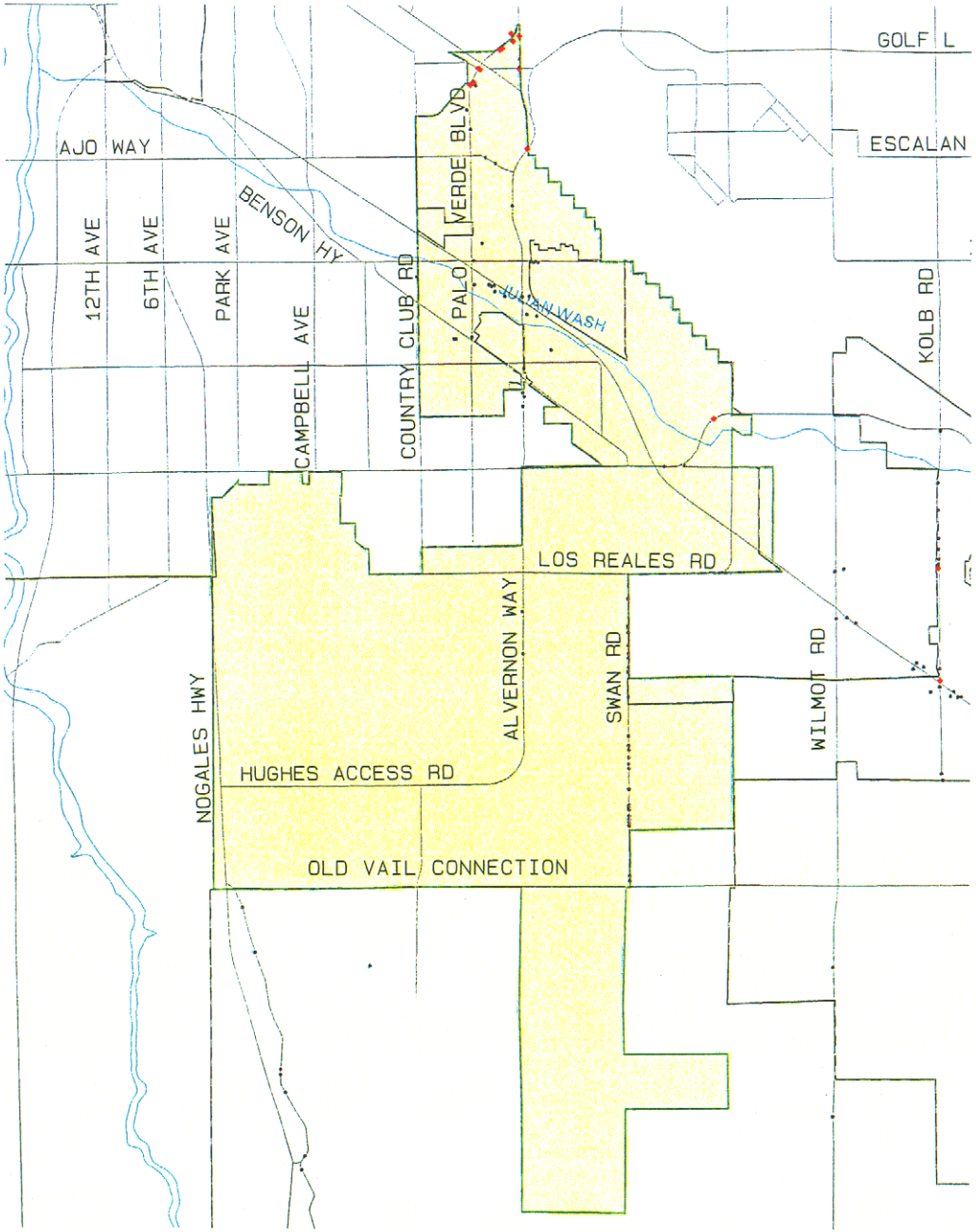
01-MAR-2001

/mercury3/cplan/urbanize/srita/amls/bridges_sr.aml

Pima County Comprehensive Land Use Plan

South Valley Urbanizing Area

Bridges and Culverts

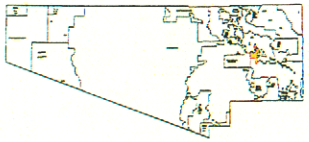


- Major Streets
- Major Washes
- Administrative Boundaries
- Bridges
- Culverts
- Urbanizing Area Extents

Statistics:

Bridges..... 11
Culverts..... 57

Pima County Index Map



Index Map Scale 1:1,500,000

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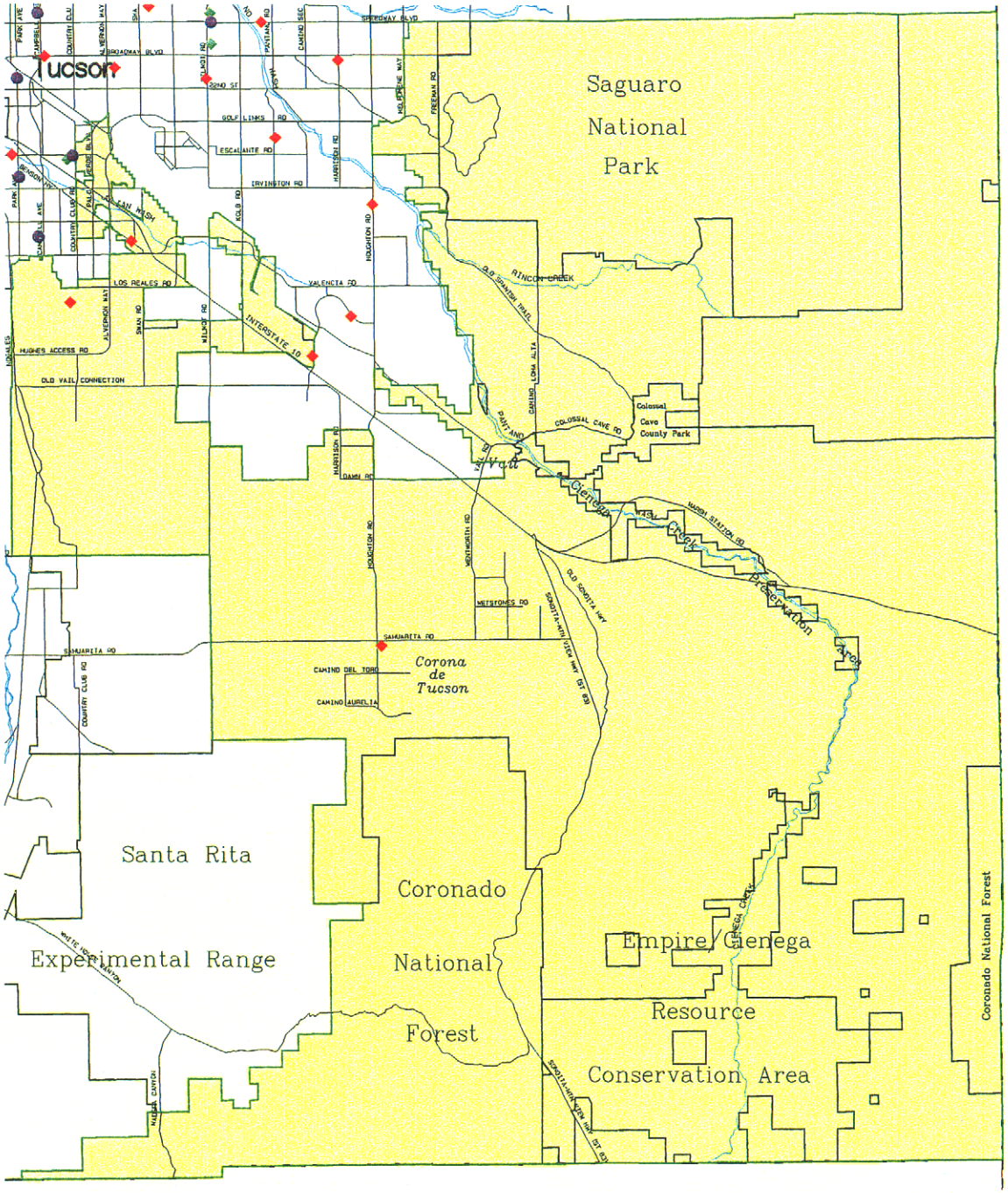
N

Scale 1: 24,000

14-FEB-2001

/mercury3/cplan/urbanize/svalley/amls/bridges_sv.aml



14-FEB-2001

Pima County Comprehensive Land Use Plan

Rincon SE/Santa Rita Subregion

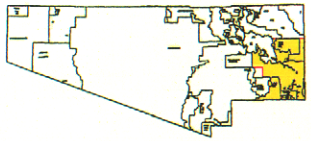
Hospitals, Health Facilities & Fire Stations

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

Statistics:

Hospitals.....No Data
Health Facilities....No Data
Fire Stations.....4

Pima County Index Map



Index Map Scale 1:1,500,000

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N

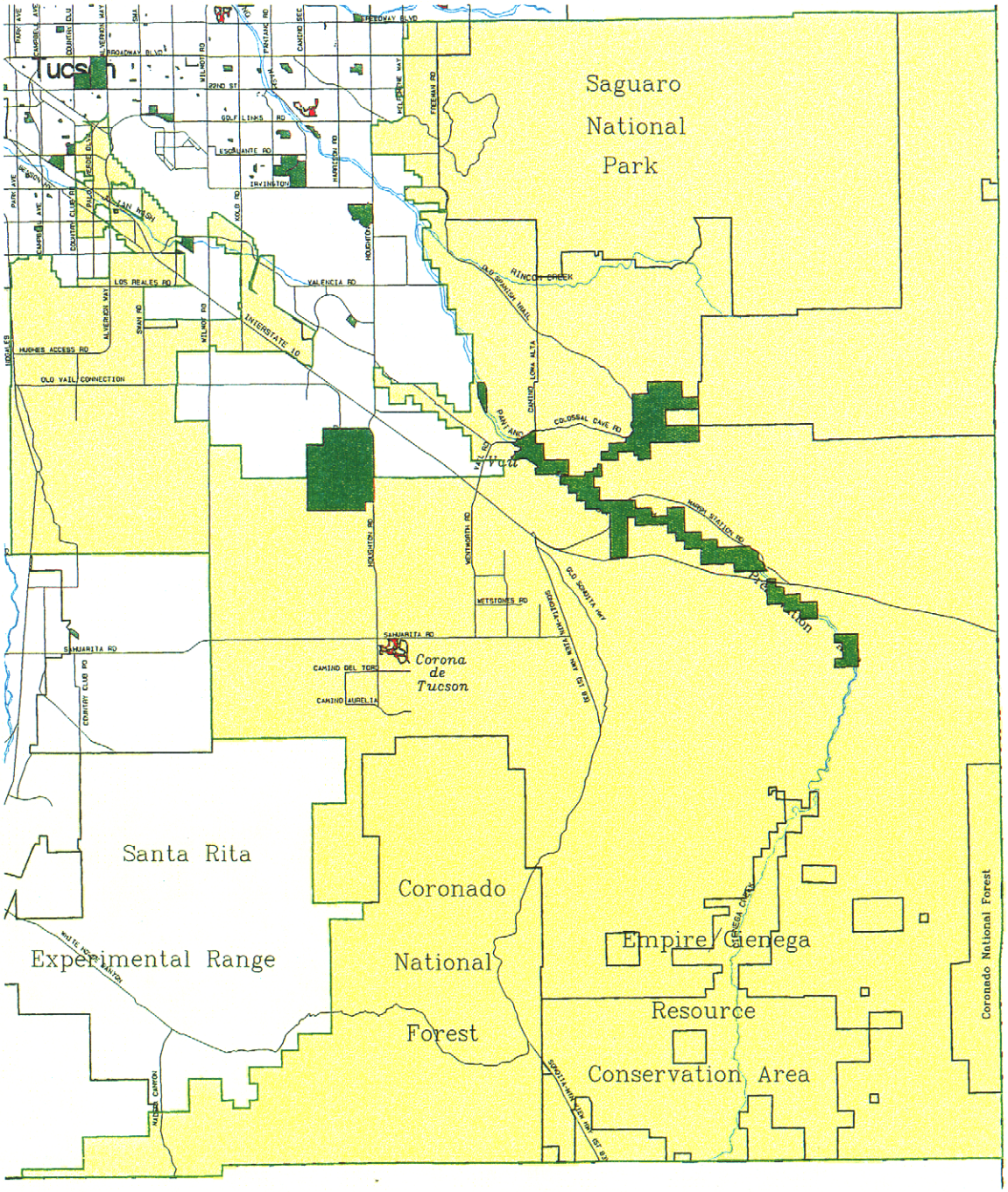
Scale 1: 70,000

/mercury3/cplan/rssr/amls/hospital_rs.aml

Pima County Comprehensive Land Use Plan

Rincon SE/Santa Rita Subregion

Parks & Golf Courses

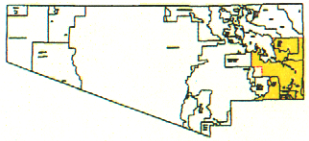


Statistics:

Parks:
- Count 7
- Acres 9,464

Golf Courses:
- Count 1
- Acres 123

Pima County Index Map



Index Map Scale 1:1,500,000

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N

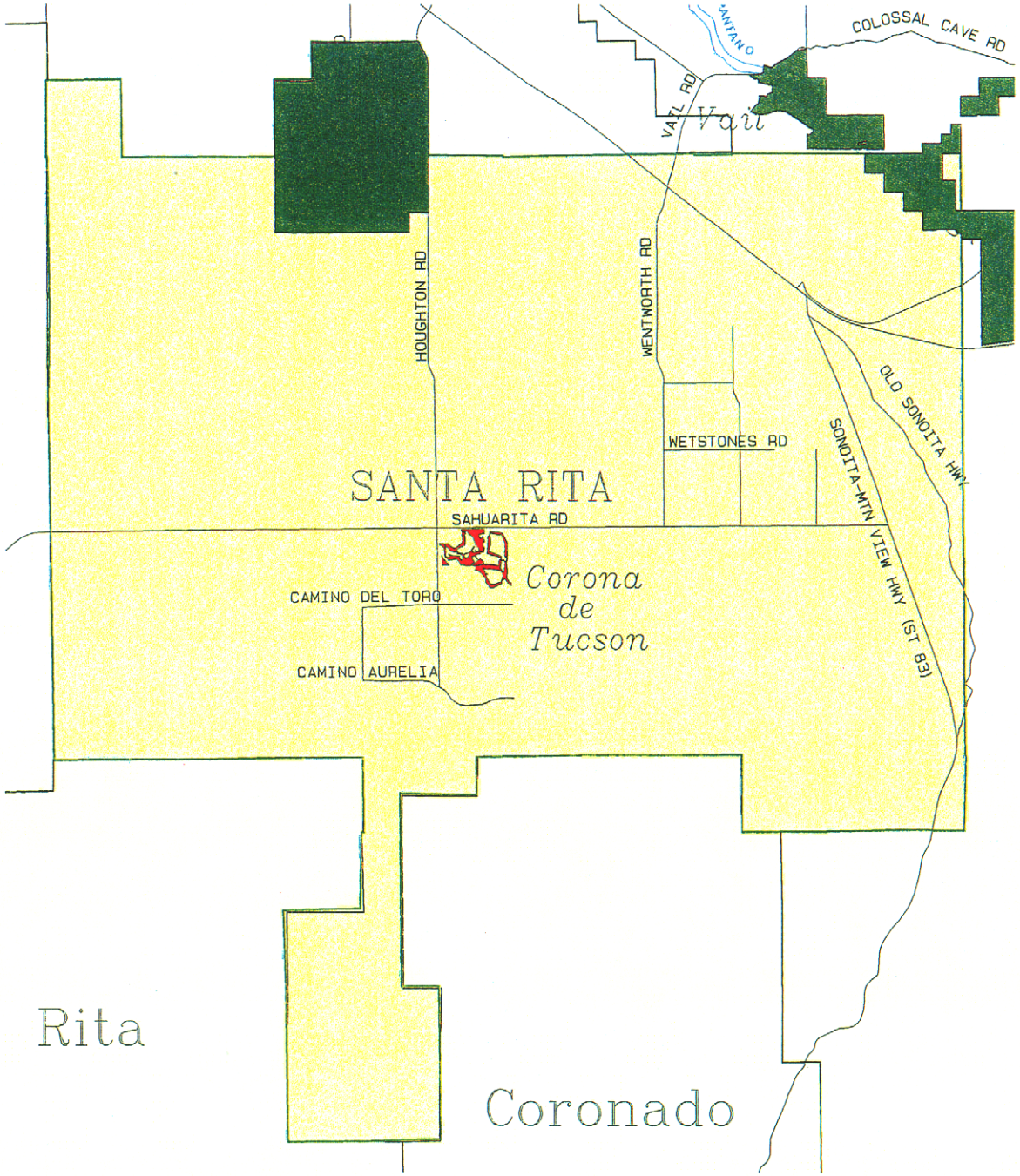
Scale 1: 70,000

16-FEB-2001

/mercury3/cplan/rssr/amls/parks_rs.aml

Pima County Comprehensive Land Use Plan

Santa Rita Urbanizing Area



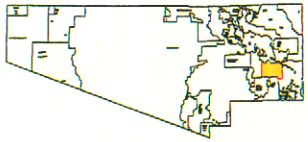
Parks and Golf Courses

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

Statistics:

Parks	
Count.....	3
Acres.....	3,490
Golf Courses	
Count.....	1
Acres.....	123

Pima County Index Map



Index Map Scale 1:1,500,000

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N

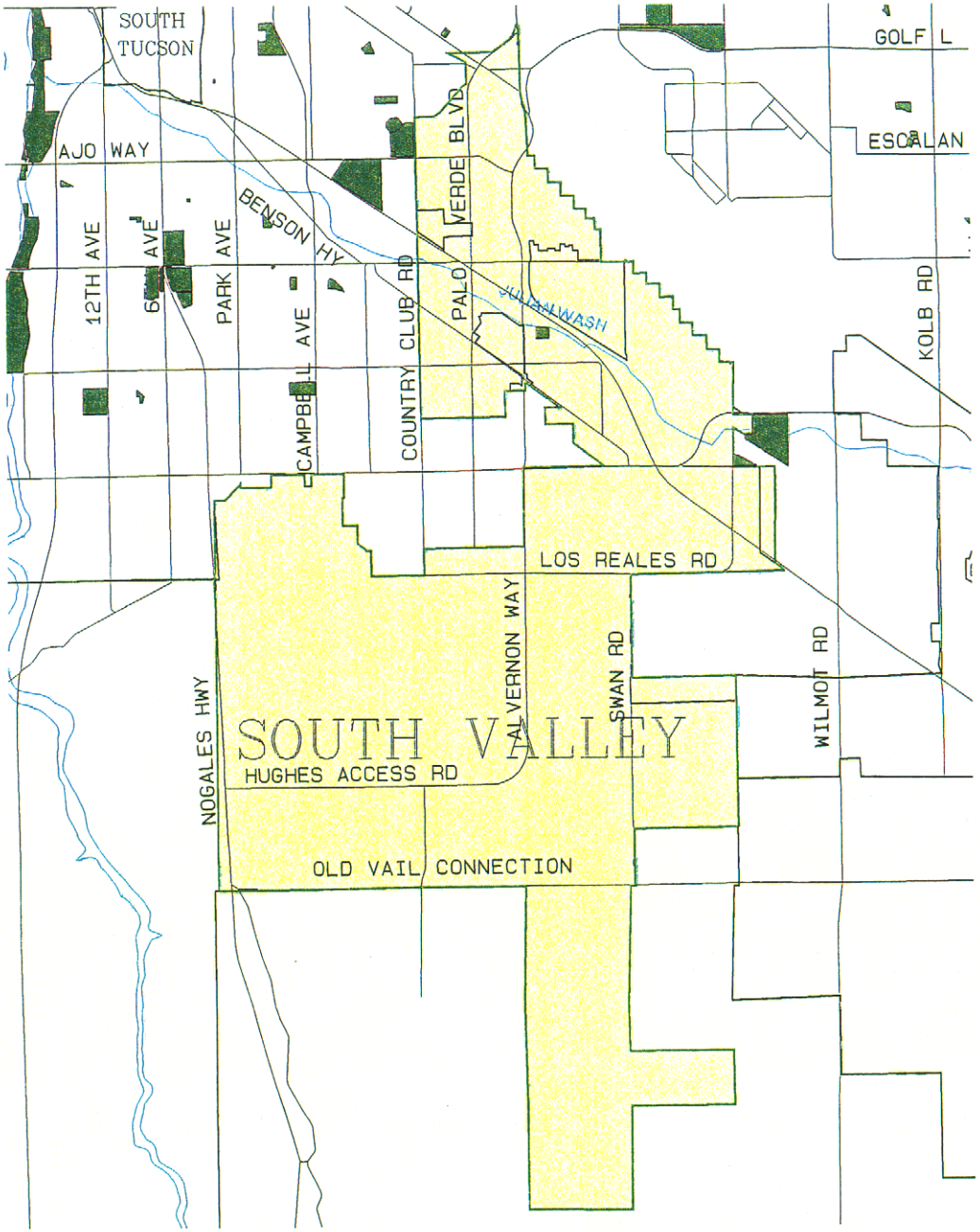
Scale 1:30,000

01-MAR-2001

/mercury3/cplan/urbanize/srita/emls/parks_sr.aml

Pima County Comprehensive Land Use Plan

South Valley Urbanizing Area



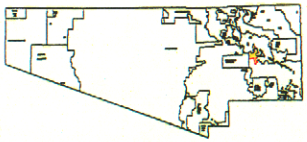
Parks and Golf Courses

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

Statistics:

Parks:	
Count.....	2
Acres.....	8
Golf Courses	
Count.....	0
Acres.....	0

Pima County Index Map



Index Map Scale 1:1,500,000

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N

Scale 1: 24,000

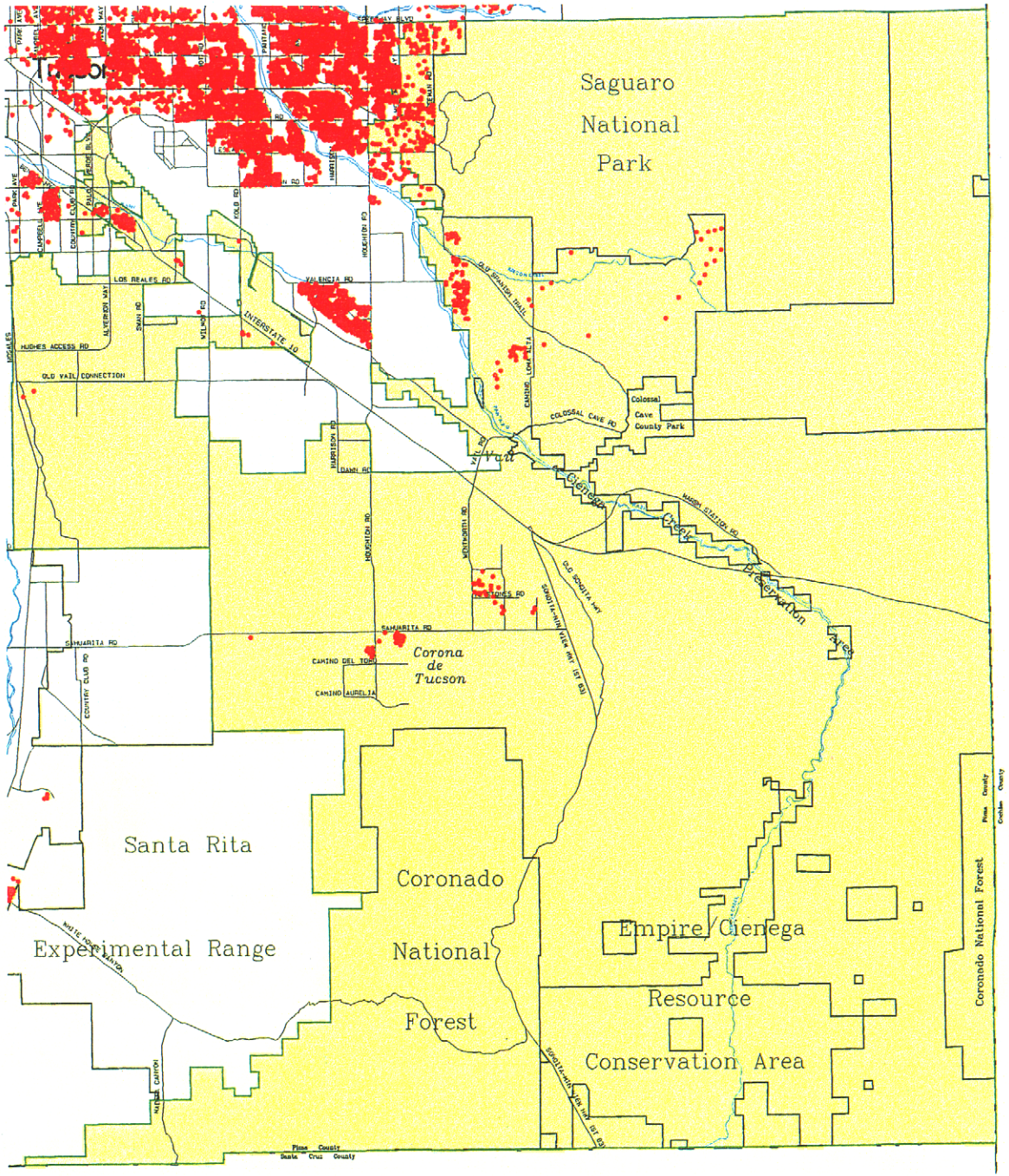
28-FEB-2001

/mercury3/cplan/urbanize/svalley/amls/parks_sv.aml

Pima County Comprehensive Land Use Plan

Rincon SE/Santa Rita Subregion

Swimming Pools

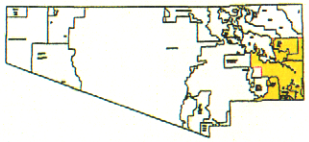


- Swimming Pools
- Major Streets
- Major Washes
- Administrative Boundaries
- Subregion Extents

Statistics:

Count.....449

Pima County Index Map



Index Map Scale 1:1,500,000

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N

Scale 1: 70,000

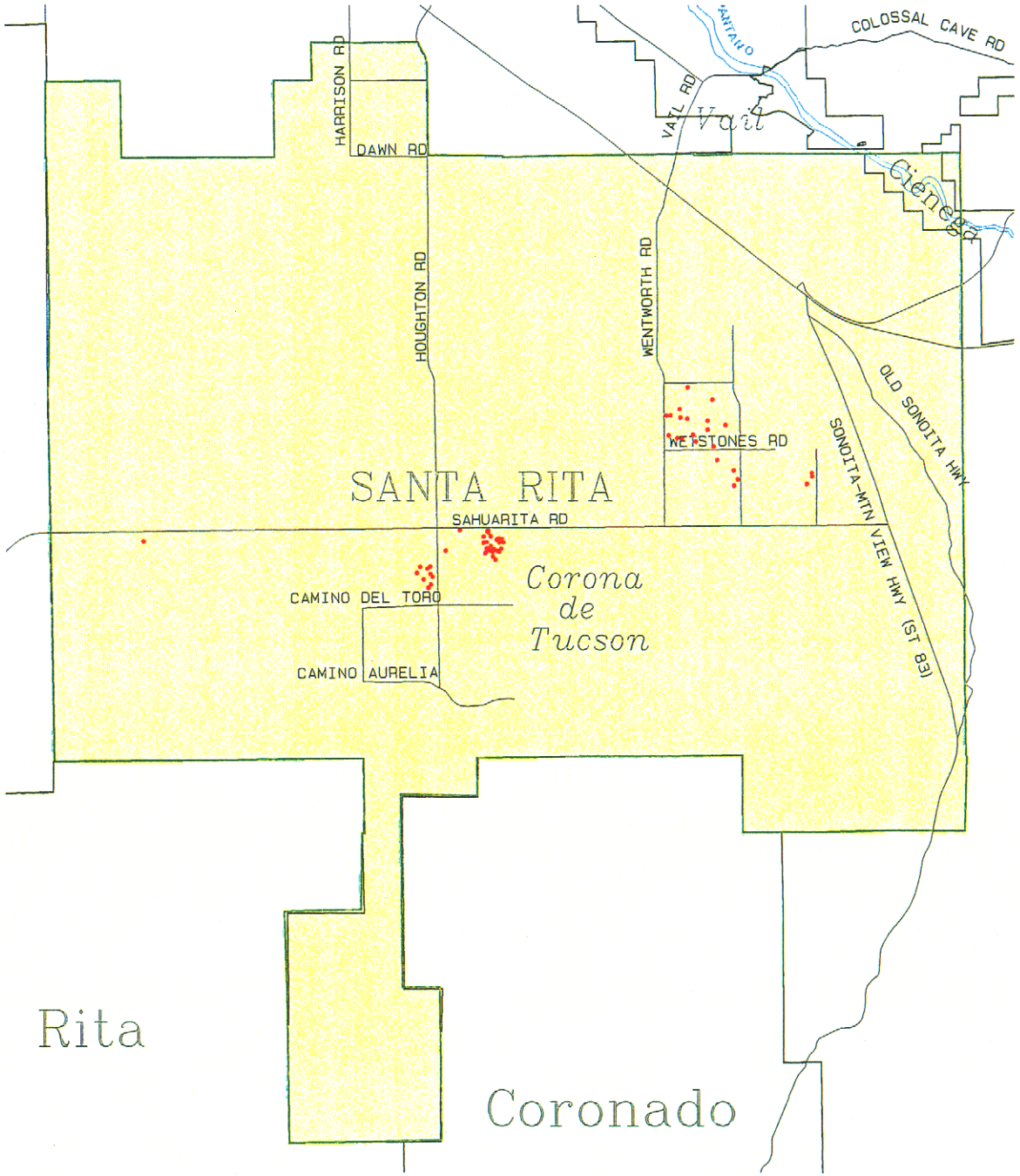
01-MAR-2001

/mercury3/cplan/rssr/amls/pools_rs.aml

Pima County Comprehensive Land Use Plan

Santa Rita Urbanizing Area

Swimming Pools

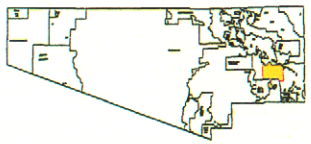


- Swimming Pools
- Major Streets
- Major Washes
- Administrative Boundaries
- Urbanizing Area Extents

Statistics:

Count..... 64

Pima County Index Map



Index Map Scale 1:1,500,000

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N

Scale 1: 30,000

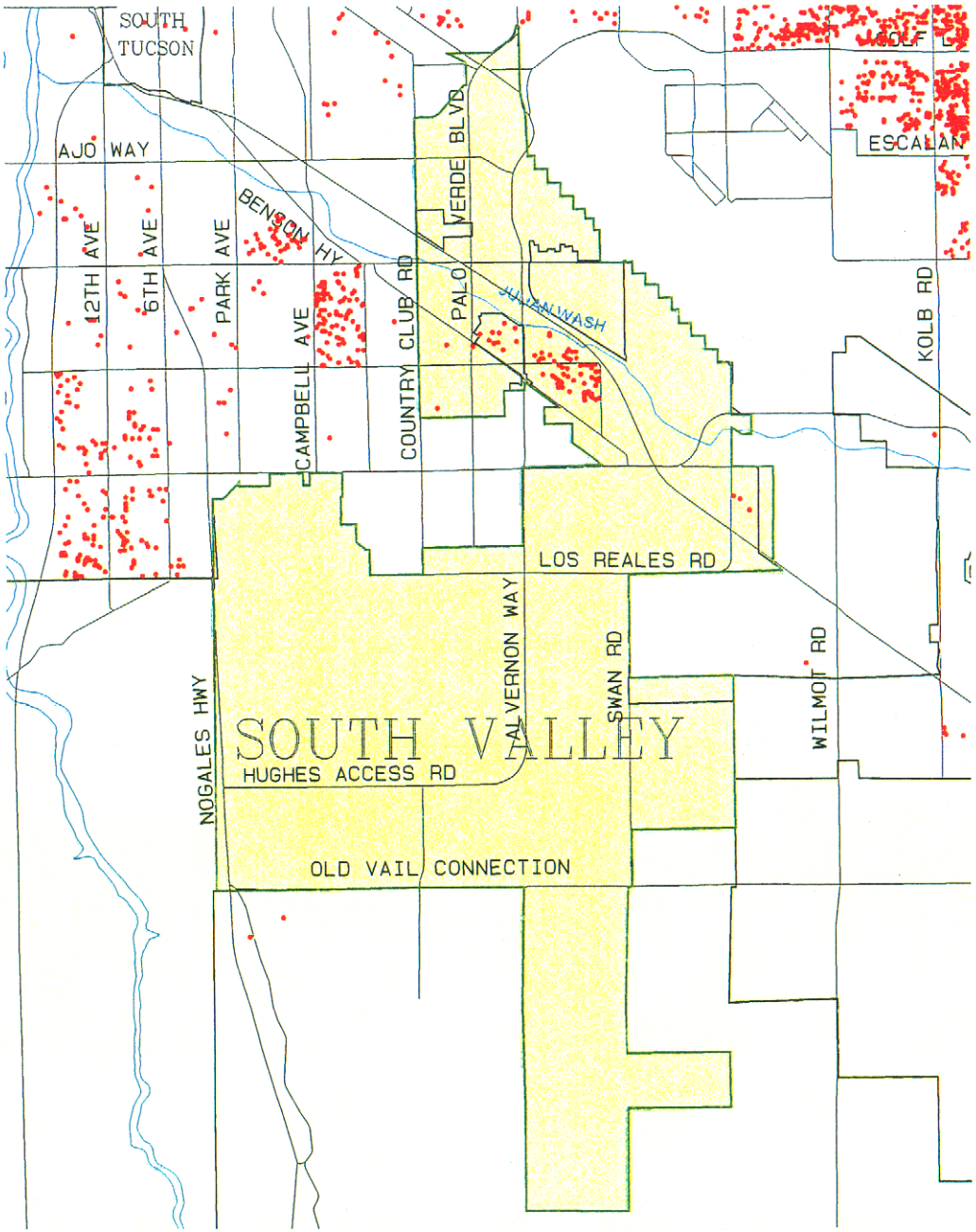
01-MAR-2001

/mercury3/cplan/urbanize/srita/amls/pools_sr.aml

Pima County Comprehensive Land Use Plan

South Valley Urbanizing Area

Swimming Pools

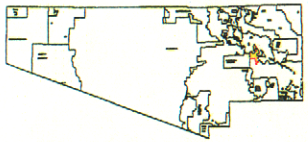


- Swimming Pools
- Major Streets
- Major Washes
- Administrative Boundaries
- Urbanizing Area Extents

Statistics:

Count.....79

Pima County Index Map



Index Map Scale 1:1,100,000

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N

Scale 1:24,000

/mercury3/cplan/urbanize/svalley/amls/pools_sv.aml

26-FEB-2001