



CITY OF MARICOPA, ARIZONA

GILA RIVER  
INDIAN COMMUNITY

# ANDERSON RUSSELL PROPERTY



RUSSELL RD

RUSSELL ROAD  
Planned Val Vista  
Corridor

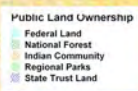
**SUBJECT  
SITE**

MARICOPA CASA GRANDE HWY

STATE LAND  
NOT A PART

AK CHIN  
INDIAN COMMUNITY

Anderson Russell Property  
Looking North



PHONE 480.367.0700 / FAX 480.367.8341  
[www.NathanLandAZ.com](http://www.NathanLandAZ.com)

7600 East Doubletree Ranch Road, Suite 150  
Scottsdale, AZ 85258





FOR MORE INFORMATION, CONTACT:  
DAN BALDWIN / dan@nathanlandaz.com  
RYAN DUNCAN / ryan@nathanlandaz.com

## CITY OF MARICOPA, ARIZONA

# ANDERSON RUSSELL PROPERTY

### LOCATION

Located south of Highway 238 and East of Anderson Road in the City of Maricopa (Pinal County), Arizona.

### SIZE

±776 Acres or ±3,570 Units

### PRICE

\$34,920,000 (\$45,000 per Acre)

### TERMS

Submit

### COMMENTS

Largest PAD to be approved in ±10 years in the City of Maricopa, with no floodplain impact to be mitigated and an attractive mix of business park/industrial, commercial, mixed use and a range of residential product types. The PAD includes approvals for up to 3,570 residential units, ranging from low density SFR to high density multi-family product.

### ADDITIONAL EXHIBITS

[Please click to view](#)

PAD Rezoning

Additional PAD Exhibits

### ZONING

PAD | City of Maricopa

### LAND USE

Single Family Residential – 263.62 Acres – 1,110 to 1,740 Units  
Medium Density Residential – 105.68 Acres – 635 to 1,162 Units  
Specialty Residential – 16.79 Acres – 115 to 185 Units  
Business Park/Light Industrial – 104.27 Acres  
Commercial – 29.69 Acres  
General Mixed Use / RH – 8.67 Acres – 255 to 480 Units  
Elementary School – 12.15 Acres  
Open Space – 116.39 Acres

### UTILITIES

Water: Santa Cruz Water Company

*\*a wholly owned subsidiary of Global Water Resources*

Sewer: Palo Verde Utilities

*\*a subsidiary of Global Water Resources*

Electricity: Electrical District #3 (ED-3) | Gas: Southwest Gas

Telephone: CenturyLink | Cable: Orbital Communications



## SETBACKS

<b>Lot Width</b>	<b>Side Yard</b>	<b>Front Yard</b>	<b>Rear Yard</b>
50'	5' & 8'	20' Measured from property line; 10' to livable area/porch or side entry garage	15'
60'	5' & 8'	20' Measured from property line; 10' to livable area/porch or side entry garage	20'
70'	5' & 8'	20' Measured from property line; 10' to livable area/porch or side entry garage	20'
90'	10' & 10'	20' Measured from property line; 15' to livable area/porch or side entry garage	25'

## LOT COVERAGE

<b>Lot Width</b>	<b>Maximum Building Area</b>
50'	50%
60'	45%
70'	45%
90'	40%

## FEES

City of Maricopa Impact Fees (Total \$5,514)

- Parks and Recreation - \$1,116
- Police - \$277
- Fire - \$541
- Transportation - \$3,580

Global Water Resources Fee: \$2,357.62/Lot

Global Water Hookup Fees

- Water - \$1,875 per Lot (3/4" meter)
- Sewer - \$1,250 per Lot (4")



## PINAL COUNTY QUICK FACTS



### POPULATION

2023 population: **467,459**  
10 year population growth rate: **2.98%**  
Median age of: **39.6**



### HOUSEHOLDS

Median household income: **\$76,377**  
Number of households: **164,281**

## TOP ECONOMIC DEVELOPMENTS

### LUCID MOTORS

Anticipated number of employees: **6,120**

### LG ENERGY SOLUTION

Anticipated number of employees: **3,700**

### NIKOLA

Anticipated number of employees: **1,762**

### PROCTER & GAMBLE

Anticipated number of employees: **500**

Source: [azbigmedia.com](http://azbigmedia.com)

### CHANG CHUNG

Anticipated number of employees: **209**

### KOHLER

Anticipated number of employees: **500**

### KANTO PPC

Anticipated number of employees: **161**

### AIR PRODUCTS

Anticipated number of employees: **75**



## PINAL COUNTY BIG BUSINESS

Abbott Laboratories  
Ascent Aviation Services  
Banner Health  
Bayer  
Bridgestone  
Bright International Corp  
Cargill  
Empire Machinery  
Frito-Lay (PepsiCo)

Harrah's Ak-Chin  
Hexcel  
Lucid Motors  
Nikola Motors  
Nissan  
Owens Corning  
Schuff Steel  
Tractor Supply  
Volkswagen  
Walmart Distribution Center

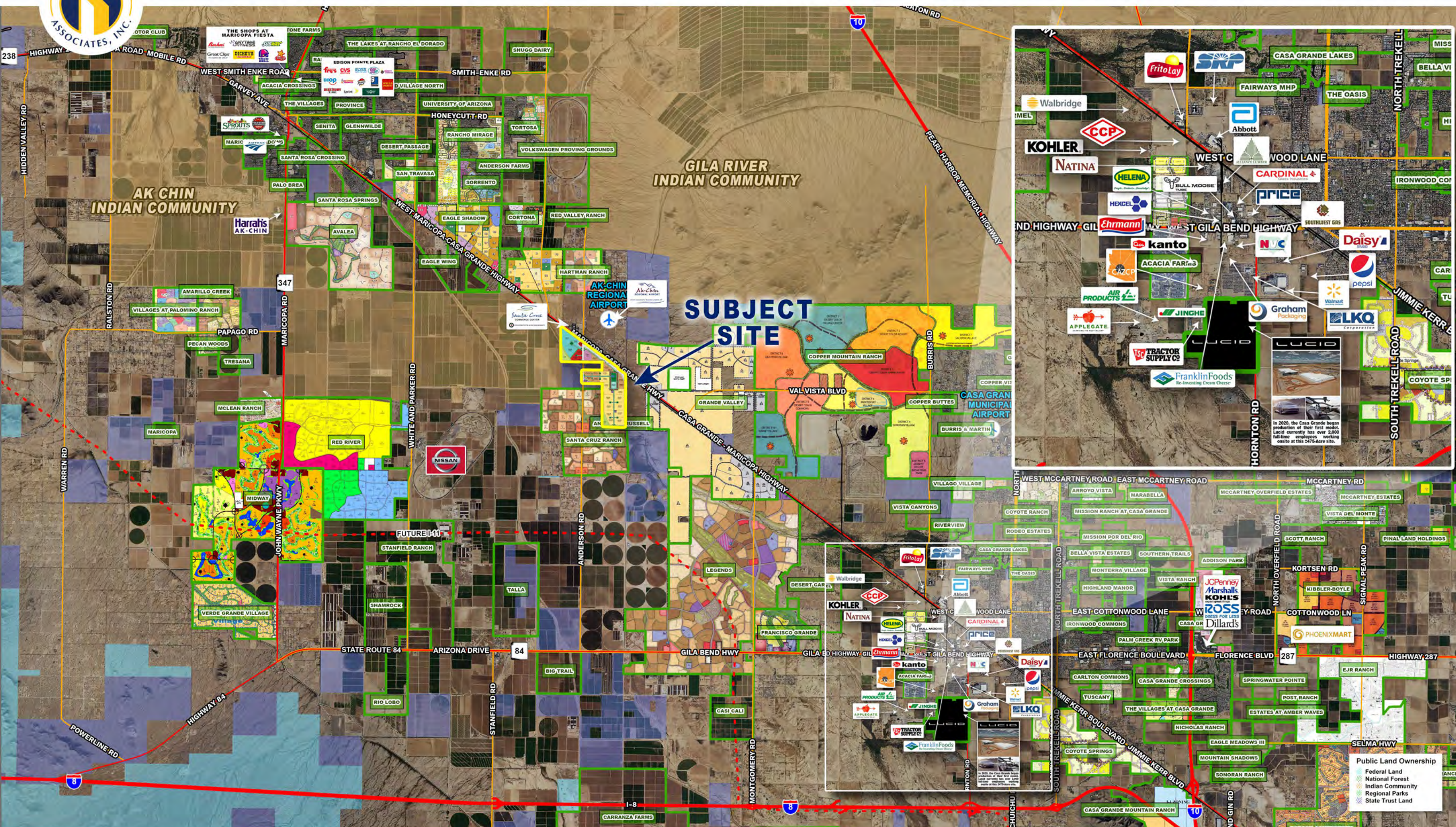
Source: [pinalcountyaz.gov](http://pinalcountyaz.gov)



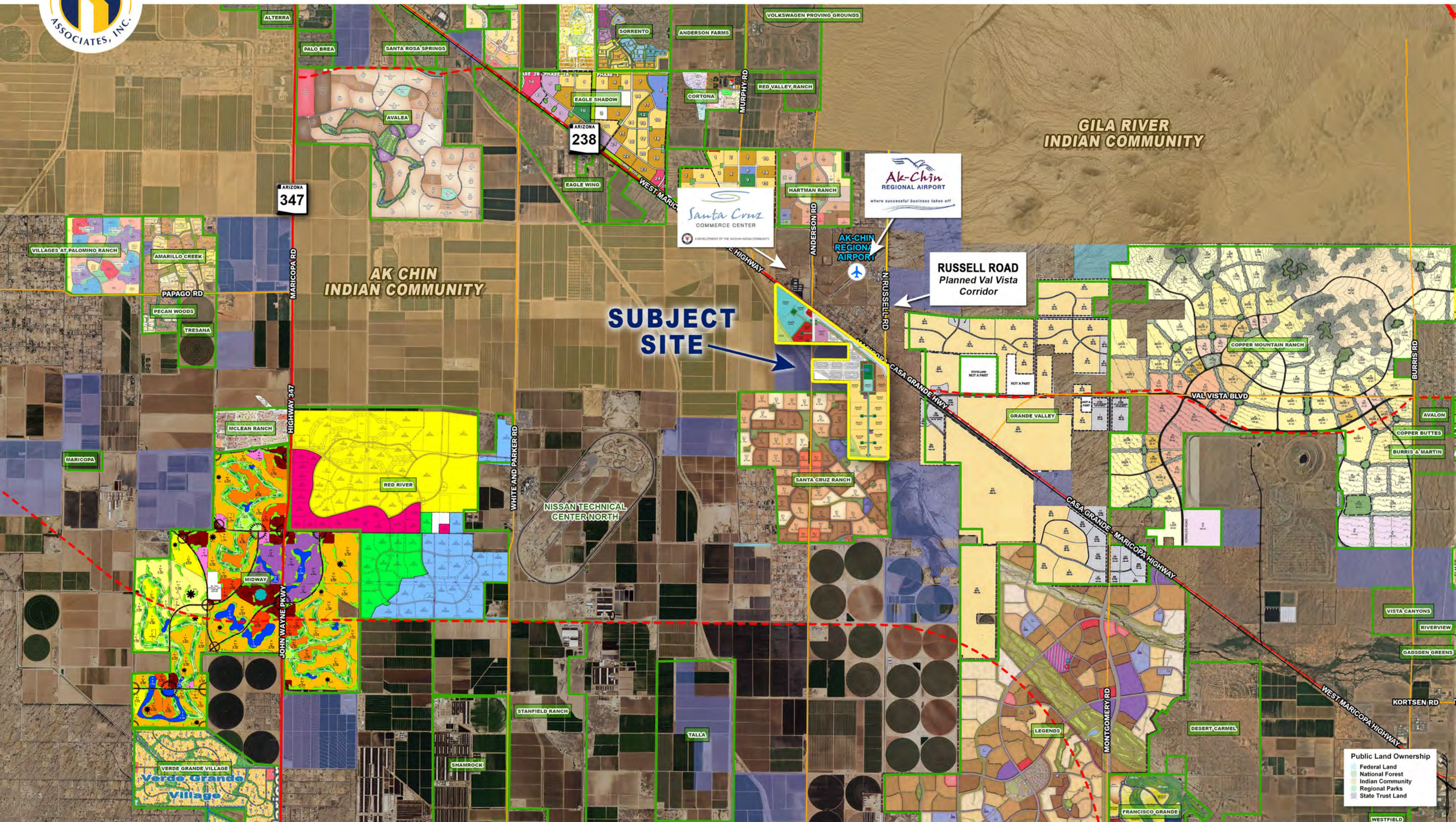
## CITIES AND TOWNS

Apache Junction **40,626**  
Casa Grande **62,664**  
City of Maricopa **70,134**  
Coolidge **22,042**  
Eloy **17,458**  
Florence **24,278**  
Gold Canyon **11,612**  
Queen Creek **75,150**  
Superior **2,511**

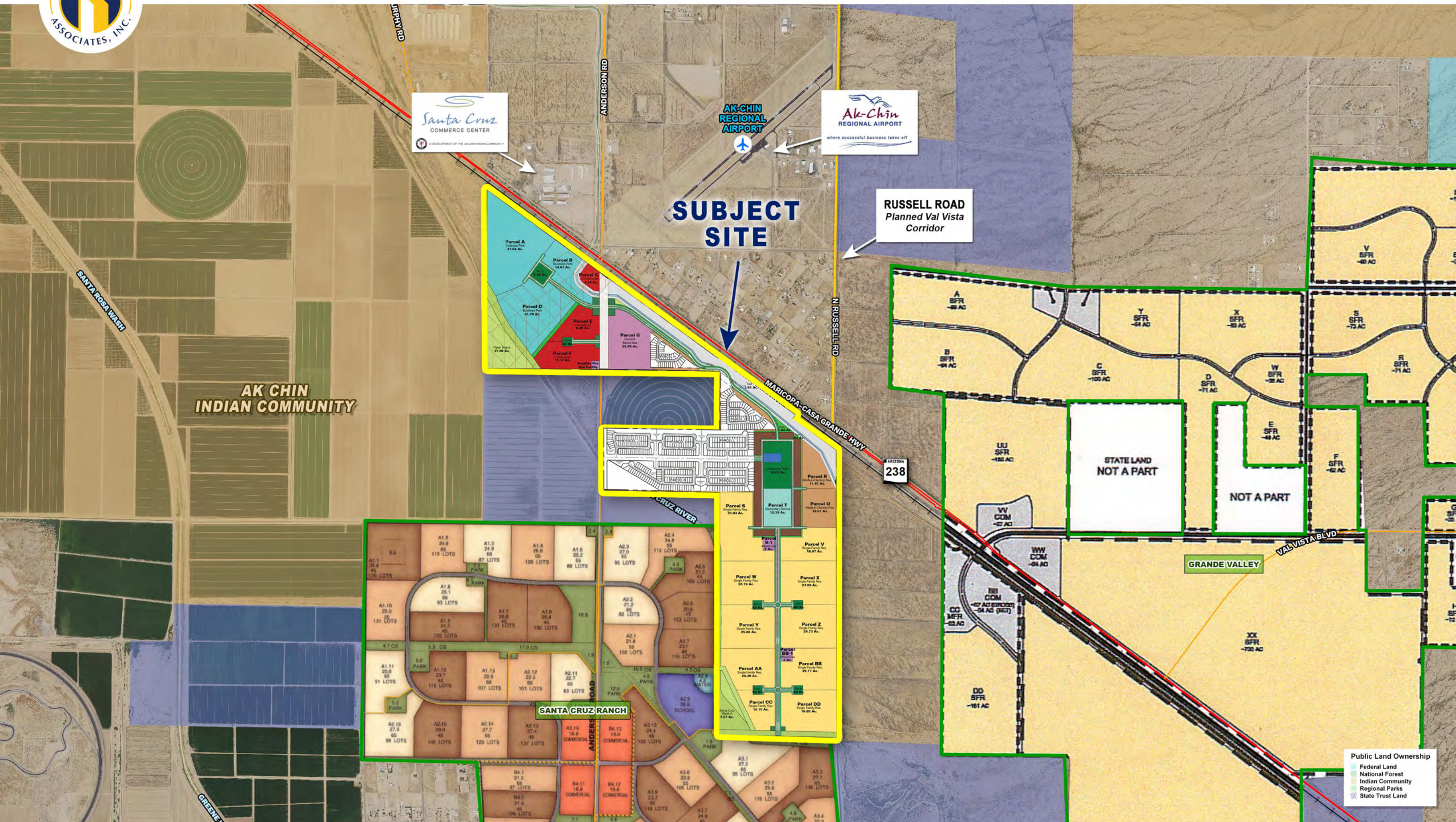














Land Use Summary	Acres	Units
Single Family Residential	263.62	1,108
Medium Density Residential	105.68	687
Specialty Product	16.79	101
Business Park/Light Industrial	104.27	-
Commercial	29.69	-
Mixed Use - G (Includes RH Use)	25.45	458
Mixed Use - N (Excl RH)	8.67	-
Elementary School	12.15	-
Open Space (see below)	116.39	-
<b>Total:</b>	<b>682.71</b>	<b>2,354</b>

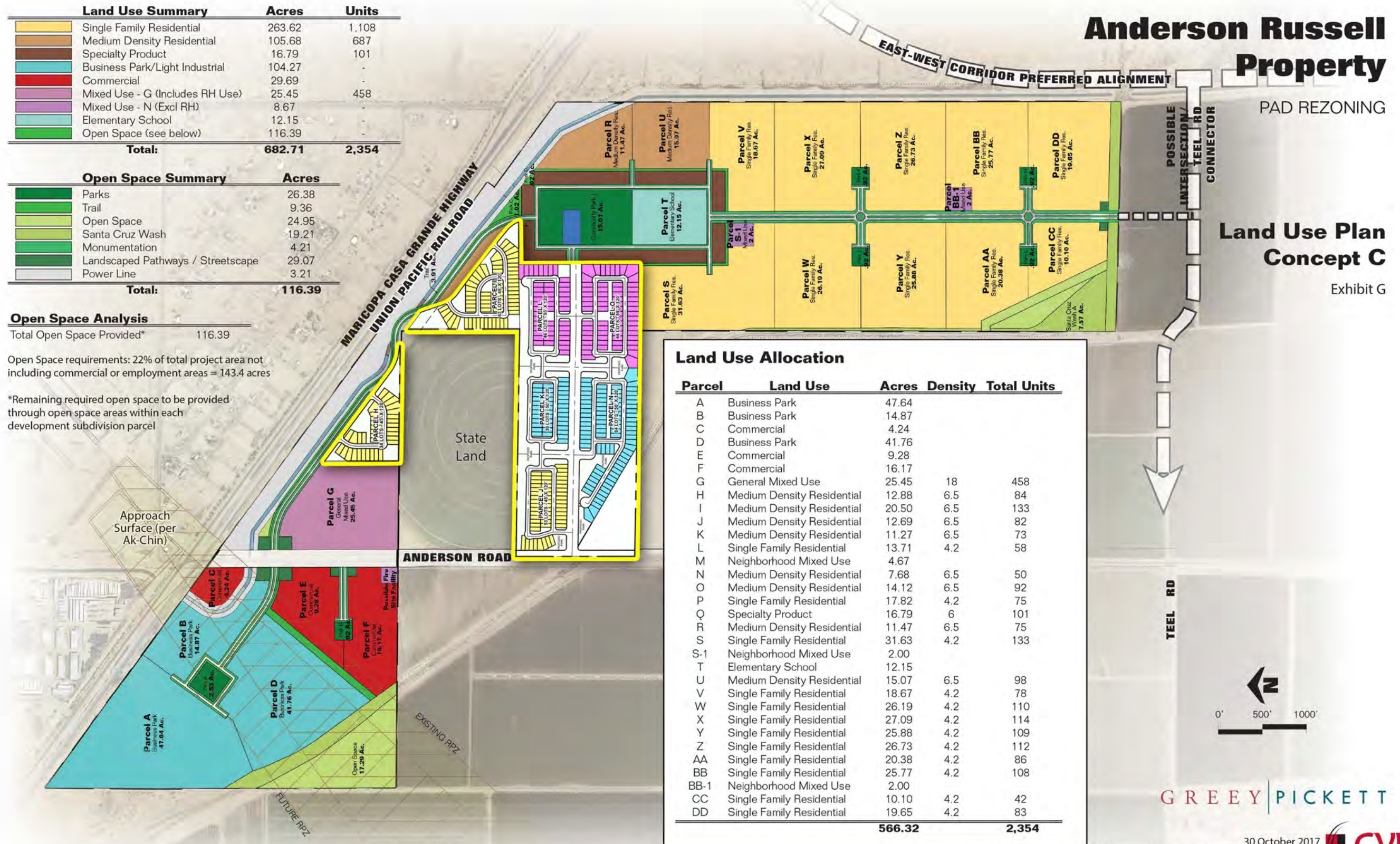
Open Space Summary	Acres
Parks	26.38
Trail	9.36
Open Space	24.95
Santa Cruz Wash	19.21
Monumentation	4.21
Landscaped Pathways / Streetscape	29.07
Power Line	3.21
<b>Total:</b>	<b>116.39</b>

#### Open Space Analysis

Total Open Space Provided\* 116.39

Open Space requirements: 22% of total project area not including commercial or employment areas = 143.4 acres

\*Remaining required open space to be provided through open space areas within each development subdivision parcel



#### Land Use Allocation

Parcel	Land Use	Acres	Density	Total Units
A	Business Park	47.64		
B	Business Park	14.87		
C	Commercial	4.24		
D	Business Park	41.76		
E	Commercial	9.28		
F	Commercial	16.17		
G	General Mixed Use	25.45	18	458
H	Medium Density Residential	12.88	6.5	84
I	Medium Density Residential	20.50	6.5	133
J	Medium Density Residential	12.69	6.5	82
K	Medium Density Residential	11.27	6.5	73
L	Single Family Residential	13.71	4.2	58
M	Neighborhood Mixed Use	4.67		
N	Medium Density Residential	7.68	6.5	50
O	Medium Density Residential	14.12	6.5	92
P	Single Family Residential	17.82	4.2	75
Q	Specialty Product	16.79	6	101
R	Medium Density Residential	11.47	6.5	75
S	Single Family Residential	31.63	4.2	133
S-1	Neighborhood Mixed Use	2.00		
T	Elementary School	12.15		
U	Medium Density Residential	15.07	6.5	98
V	Single Family Residential	18.67	4.2	78
W	Single Family Residential	26.19	4.2	110
X	Single Family Residential	27.09	4.2	114
Y	Single Family Residential	25.88	4.2	109
Z	Single Family Residential	26.73	4.2	112
AA	Single Family Residential	20.38	4.2	86
BB	Single Family Residential	25.77	4.2	108
BB-1	Neighborhood Mixed Use	2.00		
CC	Single Family Residential	10.10	4.2	42
DD	Single Family Residential	19.65	4.2	83
		<b>566.32</b>		<b>2,354</b>



G R E E Y | P I C K E T T

30 October 2017

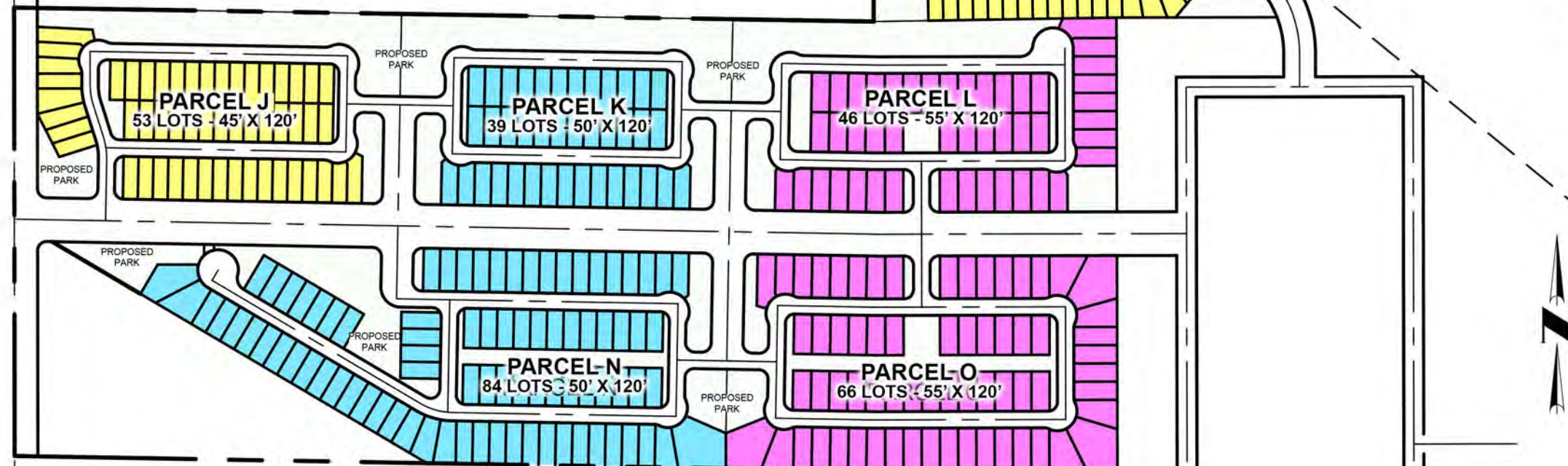






N:\010228601\CAD\ Preliminary\PB.PARCELS-opt02.dwg ChrisP April 28, 2021

Site Data Table						
Parcel	Gross Acres	Land Use	Density	Yield	Lot Size	Open Space
H	10.96	MDR	3.10 du/ac	34	45' x 120'	3.26
I	18.15	MDR	3.47 du/ac	63	45' x 120'	4.88
J	17.04	MDR	3.11 du/ac	53	45' x 120'	4.36
K	14.69	MDR	2.65 du/ac	39	50' x 120'	4.40
L	17.21	SFR	2.67 du/ac	46	55' x 120'	4.63
N	25.07	MDR	3.35 du/ac	84	50' x 120'	4.75
O	19.26	SFR	3.43 du/ac	66	55' x 120'	2.49
Totals	122.38		3.15 du/ac	385		28.77



Anderson Russell Property

Conceptual Lotting Plan

SCALE 1" = 400'

EXHIBIT

4550 North 12th Street  
Phoenix, Arizona 85014  
Phone 602-264-6831  
<http://www.cvlci.com>



## NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or floodways have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

**Coastal Base Flood Elevations** shown on this map apply only to landward of 0.0' NAVD 88. Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table shown in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Universal Transverse Mercator (UTM) zone 12. The horizontal datum was NAD 83, GRS1980 spheroid. Differences in datum, spheroid projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1955 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

Spatial Reference System Division  
National Geodetic Survey NOAA  
Silver Spring Metro Center  
1315 East-West Highway  
Silver Spring, Maryland 20910  
(301) 713-3191

To obtain current elevation, description, and/or location information for bench marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was derived from U.S. Geological Survey Digital Orthophoto Quadrangles produced at a scale of 1:12,000 from photography dated 1992 or later.

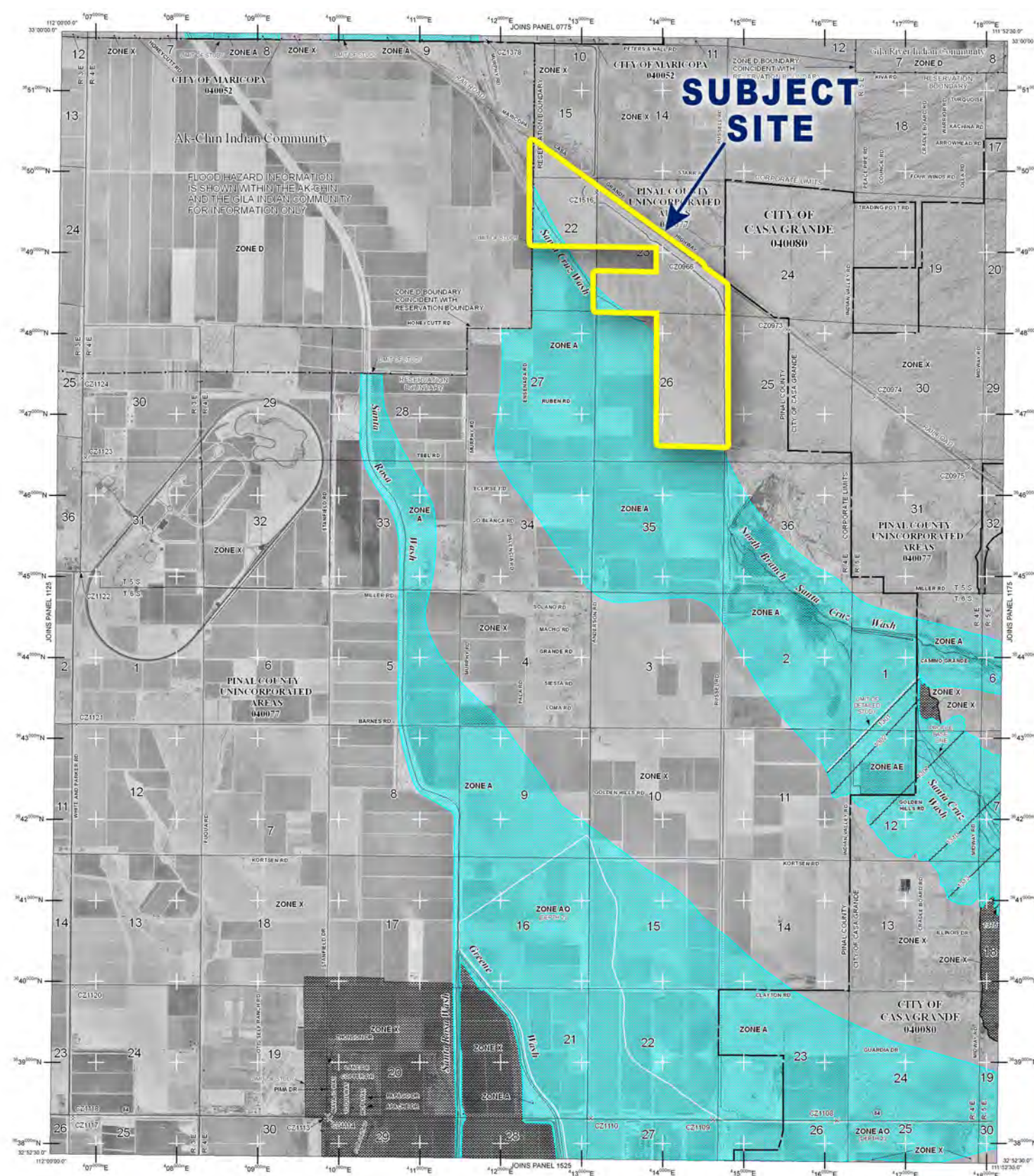
This map reflects more detailed and up-to-date stream channel configurations than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contain authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels; community map repository addresses; and a listing of Communities table containing National Flood Insurance Program data for each community as well as a listing of the panels on which each community is located.

Contact the FEMA Map Service Center at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, an accompanying Flood Insurance Study Report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://www.fema.gov>.

If you have questions about this map or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov>.



## LEGEND

**SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AO, AR, A99, V, and VE. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.

**ZONE A** No base flood elevations determined.  
**ZONE AE** Base flood elevations determined.  
**ZONE AO** Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.  
**ZONE AR** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.  
**ZONE A99** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently destroyed. Zone A99 indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

**ZONE V** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no base flood elevations determined.

**ZONE VE** Coastal flood zone with velocity hazard (wave action); no base flood elevations determined.

**ZONE VE** Coastal flood zone with velocity hazard (wave action); base flood elevations determined.

**FLOODWAY AREAS IN ZONE AE**

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

**OTHER FLOOD AREAS**

**ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

**OTHER AREAS**

**ZONE X** Areas determined to be outside the 0.2% annual chance floodplain; areas in which flood hazards are undetermined, not possible.

**COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**

**OTHERWISE PROTECTED AREAS (OPAs)**

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% annual chance floodplain boundary

0.2% annual chance floodplain boundary

Floodway boundary

Zone D boundary

CBRS and OPA boundary

Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities

Base Flood Elevation line and value; elevation in feet\*

Base Flood Elevation value where uniform within zone; elevation in feet\*

\*Referenced to the North American Vertical Datum of 1988

Cross section line

Traverse line

Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)

1000-meter Universal Transverse Mercator grid values, zone 12

5000-foot grid ticks; Arizona State Plane coordinate system, central zone (FIPSZONE 0202), Transverse Mercator

Bench mark (see explanation in Notes to Users section of this FIRM panel)

River Mile

MAP REPOSITORIES

Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL


For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-435-6625.

MAP SCALE 1" = 2000'

1000 0 2000 4000 FEET

600 0 600 1200 METERS



PANEL 1150E

**FIRM**  
FLOOD INSURANCE RATE MAP  
PINAL COUNTY,  
ARIZONA  
AND INCORPORATED AREAS

PANEL 1150 OF 2575  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
PINAL COUNTY UNINCORPORATED AREAS	040077	1150	E
CASA GRANDE, CITY OF	040080	1150	F
MARICOPA, CITY OF	040052	1150	F

MAP NUMBER  
04021C1150E

EFFECTIVE DATE  
DECEMBER 4, 2007



# FUTURE LAND USE

