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DOCUMENT CONTROL

OFFICE OF THE ATTORNEY GENERAL
ENVIRONMENTAL ENFORCEMENT SECTION

MEMORANDUM

TO: Colleen Ryan, Supervisor
Docket Control
Arizona Corporation Commission

FROM: Carol Gilbert, for
Chairman Laurie A. Woodall

DATE: September 8, 2003

RE: West Valley South - Docket L-00000D-03-0122

Arizona Corporation Commission
DOCKETED

SEP 0 8 2003

DOCKETED BY

Colleen - please file the attached letter dated August 28, 2003 from Cathy Saracco of Maricopa Water District, enclosed with a map, with Docket Control and place it for public comment.

I am enclosing 36 copies with the original. Please date-stamp one copy and return with our runner.

Thank you.

Enclosures

244666/cg

MWD

August 28, 2003

Ms. Laurie A. Woodall
Assistant Attorney General
Environmental Enforcement Section
1275 W. Washington
Phoenix, AZ 85007

Re: West Valley South Case 122

Dear Ms. Woodall:

As requested in your e-mail of August 27, 2003, enclosed are 25 additional copies of Maricopa Water District's Proposed Land Use Plan for the Zanjero Trails development dated June 10, 2003.

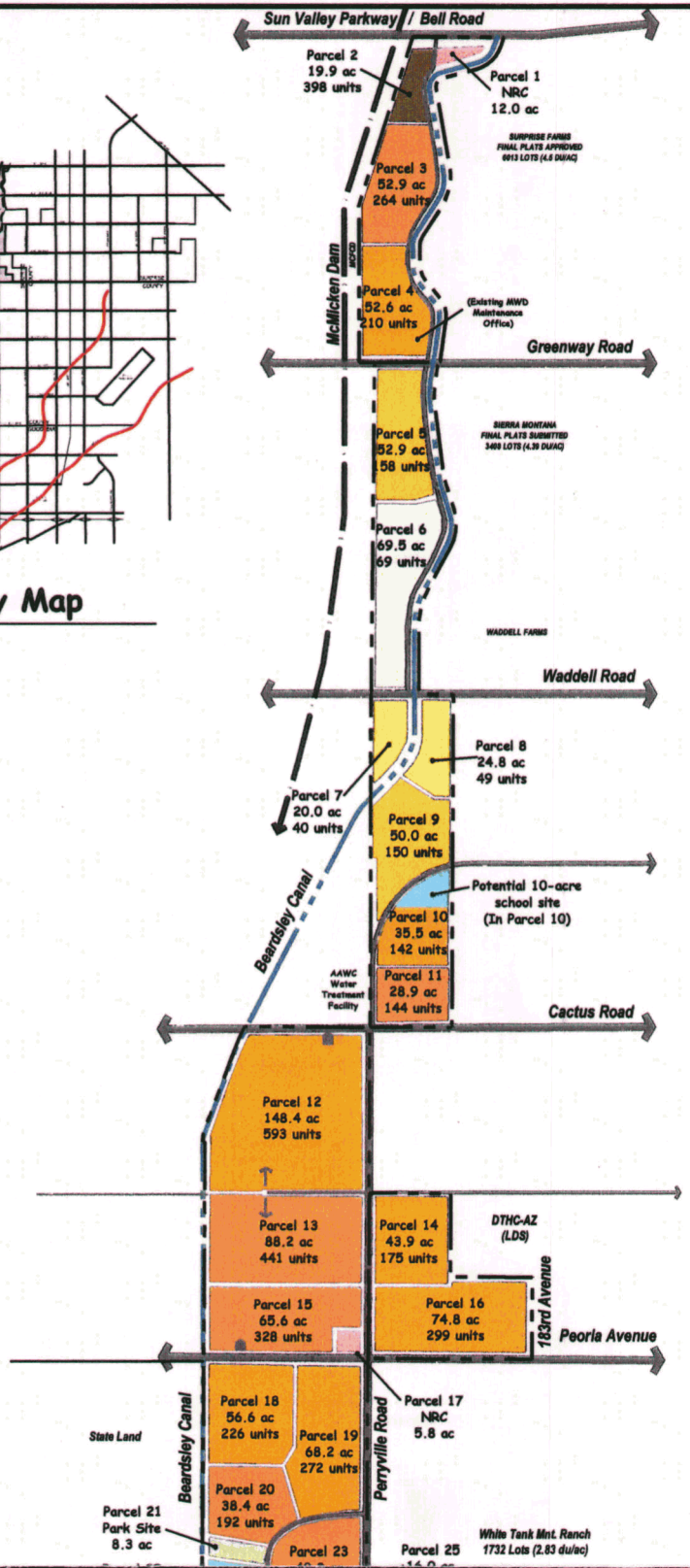
Very truly yours,

Cathy Saracco

Cathy L. Saracco
Administrative Specialist

encls.
cc: John Dacey w/o encl.

MARICOPA WATER DISTRICT
P.O. Box 900, Waddell, AZ 85355-0900 ◆ (623) 546-8266 ◆ FAX (623) 584-2536



Vicinity Map

NTS

LEGEND

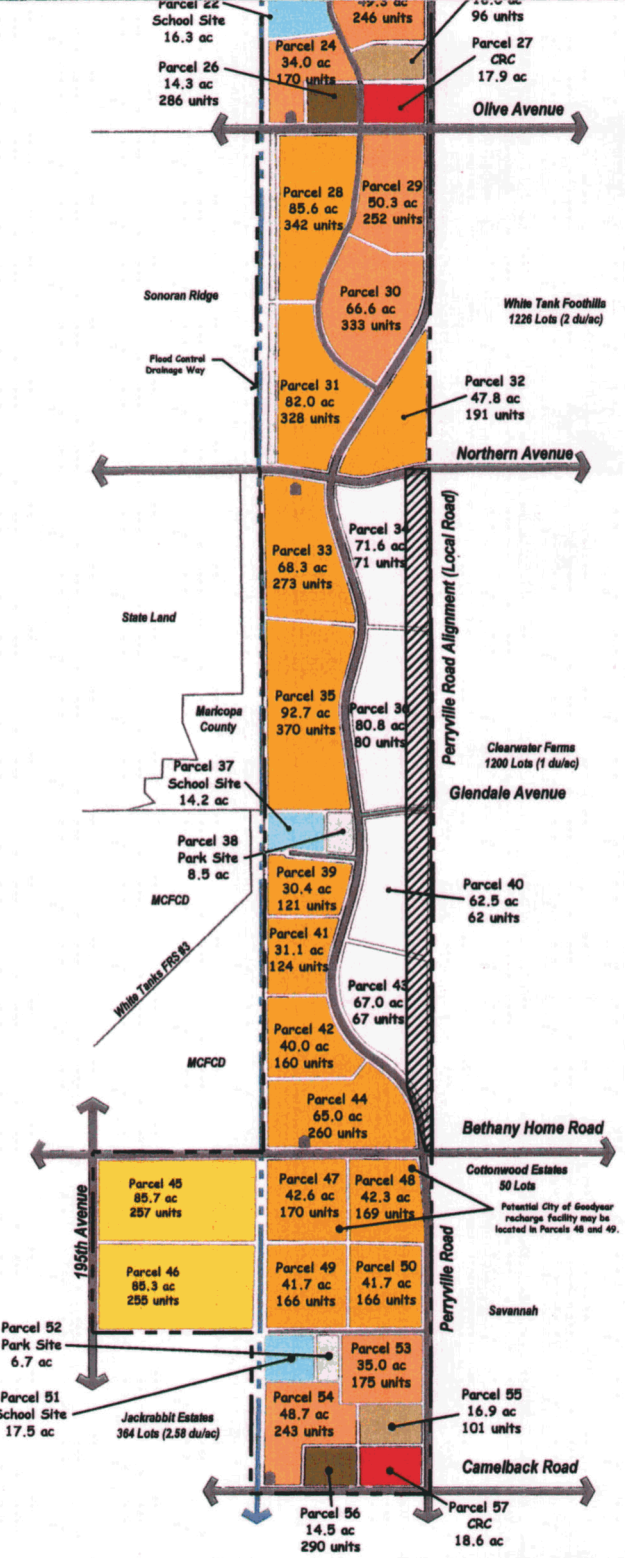
- Boundary
- Beardsley Canal
- McMicken Dam
- Arterial
- Collector

LAND USE CATEGORY

- Rural 0-1 du/ac (Max Density 1 du/ac)
- Large Lot Residential 1-2 du/ac (Max Density 2 du/ac)
- Small Lot Residential 2-5 du/ac (Max Density 3 du/ac)
- Small Lot Residential 2-5 du/ac (Max Density 4 du/ac)
- Small Lot Residential 2-5 du/ac (Max Density 5 du/ac)
- Medium Density Residential 5-15 du/ac (Max Density 6 du/ac)
- High Density Residential 15+ du/ac (Max Density 20 du/ac)
- Community Retail Center (CRC)
- Neighborhood Retail Center (NRC)
- Dedicated/Non Developable Open Space
- Educational
- Neighborhood Buffer Area
- Potential Church Site

LAND USE SUMMARY

Phase Number	Parcel/ Tract	County's Land Use Category	Land Use Type	Land Use Category Per Zanjero Trails DMP	Gross Acreage(ac)	Maximum # units allowed (Residential)	Total Proposed Units (Residential)	Gross Density (Residential)
5	1	NRC	Commercial	NRC	12.0	N.A.	N.A.	N.A.
5	2	HDR +15du/ac	M.F.	HDR 20du/ac	19.9	437	398	20.0
5	3	SLR 2-5du/ac	S.F.	SLR 5du/ac	52.9	264	264	5.0
5	4	SLR 2-5du/ac	S.F.	SLR 4du/ac	52.6	263	210	4.0
5	5	SLR 2-5du/ac	S.F.	SLR 3du/ac	52.9	264	158	3.0
5	6	R 0-1du/ac	S.F.	R 1du/ac	69.5	69	69	1.0
5	7	LLR 1-2du/ac	S.F.	LLR 2du/ac	20.0	40	40	2.0
5	8	LLR 1-2du/ac	S.F.	LLR 2du/ac	24.8	49	49	2.0
5	9	SLR 2-5du/ac	S.F.	SLR 3du/ac	50.0	250	150	3.0
5	10	SLR 2-5du/ac	S.F.	SLR 4du/ac	35.5	177	142	4.0
5	11	SLR 2-5du/ac	S.F.	SLR 5du/ac	28.9	144	144	5.0
3B	12	SLR 2-5du/ac	S.F.	SLR 4du/ac	148.4	742	593	4.0
3B	13	SLR 2-5du/ac	S.F.	SLR 5du/ac	88.2	441	441	5.0
3B	14	SLR 2-5du/ac	S.F.	SLR 4du/ac	43.9	219	175	4.0
3B	15	SLR 2-5du/ac	S.F.	SLR 5du/ac	65.6	328	328	5.0
3B	16	SLR 2-5du/ac	S.F.	SLR 4du/ac	74.8	374	299	4.0
3B	17	NRC	Commercial	NRC	5.8	N.A.	N.A.	N.A.
2	18	SLR 2-5du/ac	S.F.	SLR 4du/ac	56.6	283	226	4.0
2	19	SLR 2-5du/ac	S.F.	SLR 4du/ac	68.2	341	272	4.0
2	20	SLR 2-5du/ac	S.F.	SLR 5du/ac	38.4	192	192	5.0
2	21	ROS	Park	ROS	8.3	N.A.	N.A.	N.A.
2	22	Educational	School	Educational	16.3	N.A.	N.A.	N.A.
2	23	SLR 2-5du/ac	S.F.	SLR 5du/ac	49.3	246	246	5.0
2	24	SLR 2-5du/ac	S.F.	SLR 5du/ac	34.0	170	170	5.0
2	25	MDR 5-15du/ac	S.F.	MDR 6du/ac	16.0	240	96	6.0
2	26	HDR +15du/ac	M.F.	HDR 20du/ac	14.3	314	286	20.0
2	27	CRC	Commercial	CRC	17.9	N.A.	N.A.	N.A.



1B	28	SLR 2-5du/ac	S.F.	SLR 4du/ac	85.6	42.8	342	4.0
1B	29	SLR 2-5du/ac	S.F.	SLR 5du/ac	50.4	252	252	5.0
1B	30	SLR 2-5du/ac	S.F.	SLR 5du/ac	66.6	333	333	5.0
1B	31	SLR 2-5du/ac	S.F.	SLR 4du/ac	82.0	410	328	4.0
1B	32	SLR 2-5du/ac	S.F.	SLR 4du/ac	47.8	239	191	4.0
4	33	SLR 2-5du/ac	S.F.	SLR 4du/ac	68.3	341	273	4.0
4	34	R 0-1du/ac	S.F.	R 1du/ac	71.6	71	71	1.0
4	35	SLR 2-5du/ac	S.F.	SLR 4du/ac	92.7	463	370	4.0
4	36	R 0-1du/ac	S.F.	R 1du/ac	80.8	80	80	1.0
4	37	Educational	School	Educational	14.2	N.A.	N.A.	N.A.
4	38	ROS	Park	ROS	8.5	N.A.	N.A.	N.A.
3A	39	SLR 2-5du/ac	S.F.	SLR 4du/ac	30.4	152	121	4.0
3A	40	R 0-1du/ac	S.F.	R 1du/ac	62.5	62	62	1.0
3A	41	SLR 2-5du/ac	S.F.	SLR 4du/ac	31.1	155	124	4.0
3A	42	SLR 2-5du/ac	S.F.	SLR 4du/ac	40.0	200	160	4.0
3A	43	R 0-1du/ac	S.F.	R 1du/ac	67.0	67	67	1.0
3A	44	SLR 2-5du/ac	S.F.	SLR 4du/ac	65.0	325	260	4.0
1A	45	SLR 2-5du/ac	S.F.	SLR 3du/ac	85.7	428	257	3.0
1A	46	SLR 2-5du/ac	S.F.	SLR 3du/ac	85.3	426	255	3.0
1A	47	SLR 2-5du/ac	S.F.	SLR 4du/ac	42.6	213	170	4.0
1A	48	SLR 2-5du/ac	S.F.	SLR 4du/ac	42.3	211	169	4.0
1A	49	SLR 2-5du/ac	S.F.	SLR 4du/ac	41.7	208	166	4.0
1A	50	SLR 2-5du/ac	S.F.	SLR 4du/ac	41.7	208	166	4.0
1A	51	Educational	School	Educational	17.5	N.A.	N.A.	N.A.
1A	52	ROS	Park	ROS	6.7	N.A.	N.A.	N.A.
1A	53	SLR 2-5du/ac	S.F.	SLR 5du/ac	35.0	175	175	5.0
1A	54	SLR 2-5du/ac	S.F.	SLR 5du/ac	48.7	243	243	5.0
1A	55	MDR 5-15du/ac	S.F.	MDR 6du/ac	16.9	253	101	6.0
1A	56	HDR +15du/ac	M.F.	HDR 20du/ac	14.5	319	290	20.0
1A	57	CRC	Commercial	CRC	18.6	N.A.	N.A.	N.A.
Total					2,626.7	12,109	9,974	3.80

R=Rural (0-1.0 dwelling units per acre).
LLR = Large Lot Residential (Greater than 1.0 but less than or equal to 2.0 dwelling units per acre.)
SLR = Small Lot Residential (Greater than 2.0 but less than or equal to 5.0 dwelling units per acre.)
MDR = Medium Density Residential (Greater than 5 and less than or equal to 15 dwelling units per acre.)
HDR = High Density Residential (Greater than 15 dwelling units per acre.)
ROS = Recreational Open Space (Golf courses, neighborhood/ community parks, and areas intended for athletic events.)
NRC = Neighborhood Retail Center (Benefits local residents and has a total building area of less than 100,000 square feet.)
CRC = Community Retail Center (Benefits general neighborhood/community and has a total building area of 100,000 to 500,000 square feet.)
Educational = (Elementary, middle and high schools, as well as colleges, technical schools, and other knowledge-based institutions.)

Notes:
1) All Calculations are conceptual only and are subject to change.
2) Gross acreage calculations include right-of-way and canal area.
3) Gross acreages have been rounded to the first decimal.
4) Gross acreage exclude strip annexed areas.

NORTH

Maricopa Water District
Overall Site
Maricopa County Arizona

Proposed Land Use

CMX

CMX PROJ.	6714
DATE:	6-10-03
SCALE:	1"=3000'
DESIGNED: CMX	DRAWN: DCS
APPROVED:	
REV.	DWG. NO. 1
	SHT. 1 OF 1

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