property. The 6 inch "Superior Line" operated by El Paso Natural Gas lies within a 30 foot easement.

SURROUNDING LAND USES AND ZONING

Surrounding property is zoned GR and irrigated agriculture continues to the east and west of the property, and the floodplain of the Gila River extends south. The North Side Canal (roughly paralleling Hunt Highway) marks the northern limit of irrigation. Downtown Florence is about 3½ miles to the east, and the Florence town limits now border this property on the east side.

RELATIONSHIP TO THE FLORENCE GENERAL PLAN

The attached Florence Area General Plan "Land Use Plan" shows the location of the subject property and indicates there is currently a mixture of land-use categories on the property:

CC	Community Commercial
MDR	Medium Density Residential (4 to 8 homes per acre)
LDR	Low Density Residential (1 to 4 homes per acre)
RUR	Rural Residential (0.1 to 0.25 homes per acre)
ROS	Recreational Open Space (river floodplain)

Monterra lies within the designated *"Poston Butte Growth Area" (Area B)*, which the General Plan identifies as one of *"four strategic locations of potential growth in the Florence Study Area."*

The General Plan identifies three goals for "growth areas":

1. **A sustainable community: Evaluate the cost-benefit of future municipal annexations**
   Monterra will make few demands on town services and will produce a positive "tax flow." The community will provide a school site, parks, trails, neighborhood mini-parks, and commercial land. At present, it is anticipated that a sanitary sewer treatment plant will be provided by the Town within close proximity to Monterra that will also serve additional new developments anticipated in the area. Common landscaped areas within Monterra is intended to re-use treated effluent for irrigation, providing water conservation and natural recharge.

2. **A significant alternative-modes transportation system: Utilize pedestrian, bicycle and transit modes of circulation.**
   Monterra uses the central natural gas pipeline corridor as a community trail route linking many community features and neighborhoods. Also, the major canal systems will serve as long-distance trail routes. Walks and trails will be an important component of parkways, open space corridors and parks. In recognition of the Town of Florence's General Plan trails plan, trail linkage will also be provided to the Gila River Basin located on the south boundary of Monterra.

3. **A high quality of life: Maintain a desired level of public facilities, recreation, and infrastructure service.**

Unofficial