

H. Utilities

Service	Provider	Location
<i>Electrical</i>	<i>Hobokam</i>	<i>At Sight</i>
<i>Telephone</i>	<i>Quest</i>	<i>At Sight</i>
<i>Cable</i>	<i>Cable America</i>	<i>To be Extended</i>
<i>Natural Gas</i>	<i>Southwest Gas</i>	<i>At Sight</i>
<i>Irrigation Water</i>		<i>Reclaimed Water Usage</i>
<i>Potable Water</i>	<i>Town of Florence</i>	<i>On Site & Connect To Town</i>
<i>Sanitary Sewer</i>	<i>Town of Florence</i>	<i>New Plant East of Site</i>
<i>Police</i>	<i>Town of Florence</i>	<i>Town of Florence</i>
<i>Fire & Emergency</i>	<i>Town of Florence</i>	<i>Town of Florence</i>

I. Basis For Zoning

As noted above, this area has been recognized by the Town of Florence as a specific area for significant growth. Such growth is already happening along the Hunt Highway corridor from the Town of Queen Creek to the Town of Florence. Major developments include San Tan Heights, Johnson Ranch and Copper Basin. The Rancho Sendero planned development, with the addition of adjacent properties, has been purchased by Del Webb to form a new Anthem planned community. With all this activity, the land corridor along Hunt Highway will not retain the Rural characteristics that has dominated the area in the recent past.

With development expansion now reaching the Town of Florence from the northwest, property laying adjacent to the intersection of Hunt Highway and Attaway Road becomes a "Gateway" into Florence. This intersection also becomes a crossroad of regional significance through its interconnectivity to Queen Creek, Apache Junction, Coolidge and Casa Grande. Being an area of regional significance and the Gateway to the Town of Florence, Monterra is ideally situated to provide a mix of retail and a range of single-family housing opportunities. The lot sizes proposed for Monterra, ranging from 2,500 SF to 6,500+ SF affords a diversity in housing that can serve the first time home buyer, retired and near retired (who are looking for quality housing with less lot maintenance), couples establishing their professional careers who have smaller families (once again seeking a quality home with less land to maintain) and the buy-up and large family buyers seeking larger homes on larger lots.

The master plan proposed for Monterra will provide the housing diversity outlined above; a diversity that forms a sound market base for development success. The