

# CONCEPTUAL LAND USE PLAN

Property Boundary

Jurisdictional Boundary

Residential Recreation Area

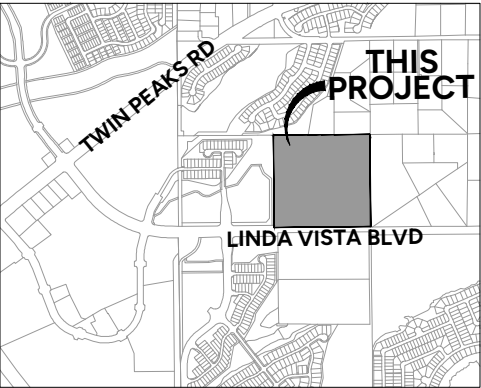
Landscape Buffer

Natural Open Space

Floodplain Encroachment Limit

Drainage

\* Limited to One Story Height



**NOTES**  
**Project Acreage:** 39.08 AC  
**Parcels:** 216-34-0670 & 216-34-0680  
**Jurisdiction:** Marana

**Existing General Plan**  
**Designation:** Low Density Residential  
**Existing Zoning:** R-144  
**Existing Use:** Vacant  
**Proposed General Plan**  
**Designation:** Traditional Neighborhood  
**Proposed Zoning:** R-4

**Single Family Residential:**  
Area: 39.08 AC (Includes ROW dedication)  
Proposed Lots: 165  
Proposed Density: 4.2 RAC  
Minimum Lot Size: 40 FT x 120 FT  
Building Height: 30 FT  
Recreation Area Required: 1.52 AC (400 SF per lot)  
Recreation Area Provided: 1.54 AC  
Natural Open Space: 4.25 AC

**Right-of-Way Dedication:** 1.12 AC

LINDA VISTA 39

THIS EXHIBIT WAS CREATED USING THE MOST RECENT AVAILABLE BOUNDARIES, ROAD ALIGNMENT, AND EASEMENT DATA PROVIDED BY THE DIFFERENT GOVERNMENTAL ENTITIES AND ENGINEERING FIRMS AND IS FOR PLANNING PURPOSES ONLY. FINAL AREA TOTALS BASED ON ENGINEERED DATA MAY VARY FROM THOSE SHOWN ON THIS EXHIBIT.

0' 100' 200'

SCALE: 1"=200'

PROJECT:WGM-01 DATE: 07/16/2025

FILE: WGM-01 SITE PLAN\_071425E.DWG

THE

PLANNING CENTER

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