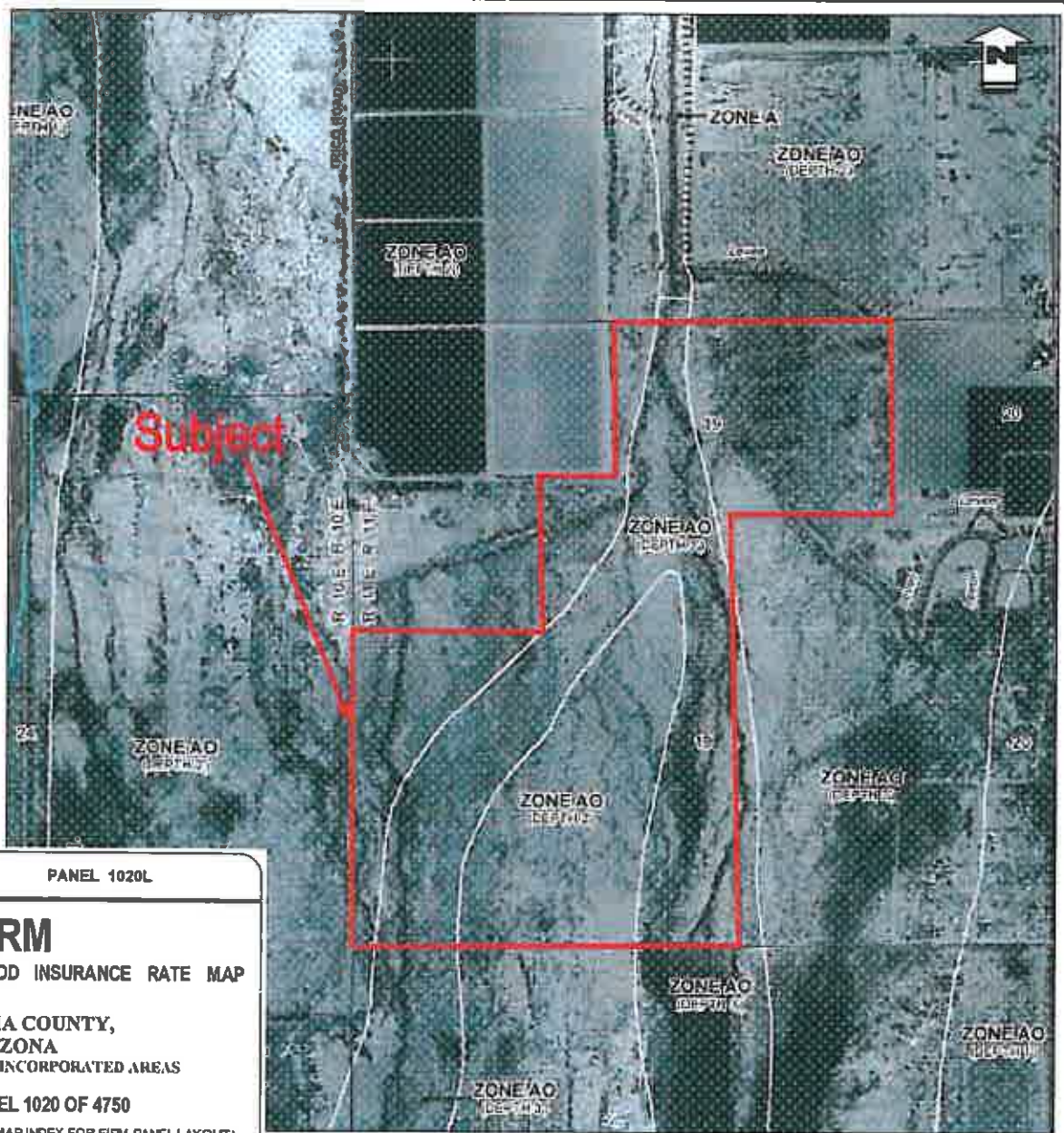


FLOOD MAP



Boundaries Are Approximate

NFP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 1020L

FIRM

FLOOD INSURANCE RATE MAP

PIMA COUNTY, ARIZONA AND INCORPORATED AREAS

PANEL 1020 OF 4750
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY	NUMBER	PANEL	SUFFIX
MAKANA TOWN OF PIMA COUNTY	040116	1000	L
	040075	1000	L

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

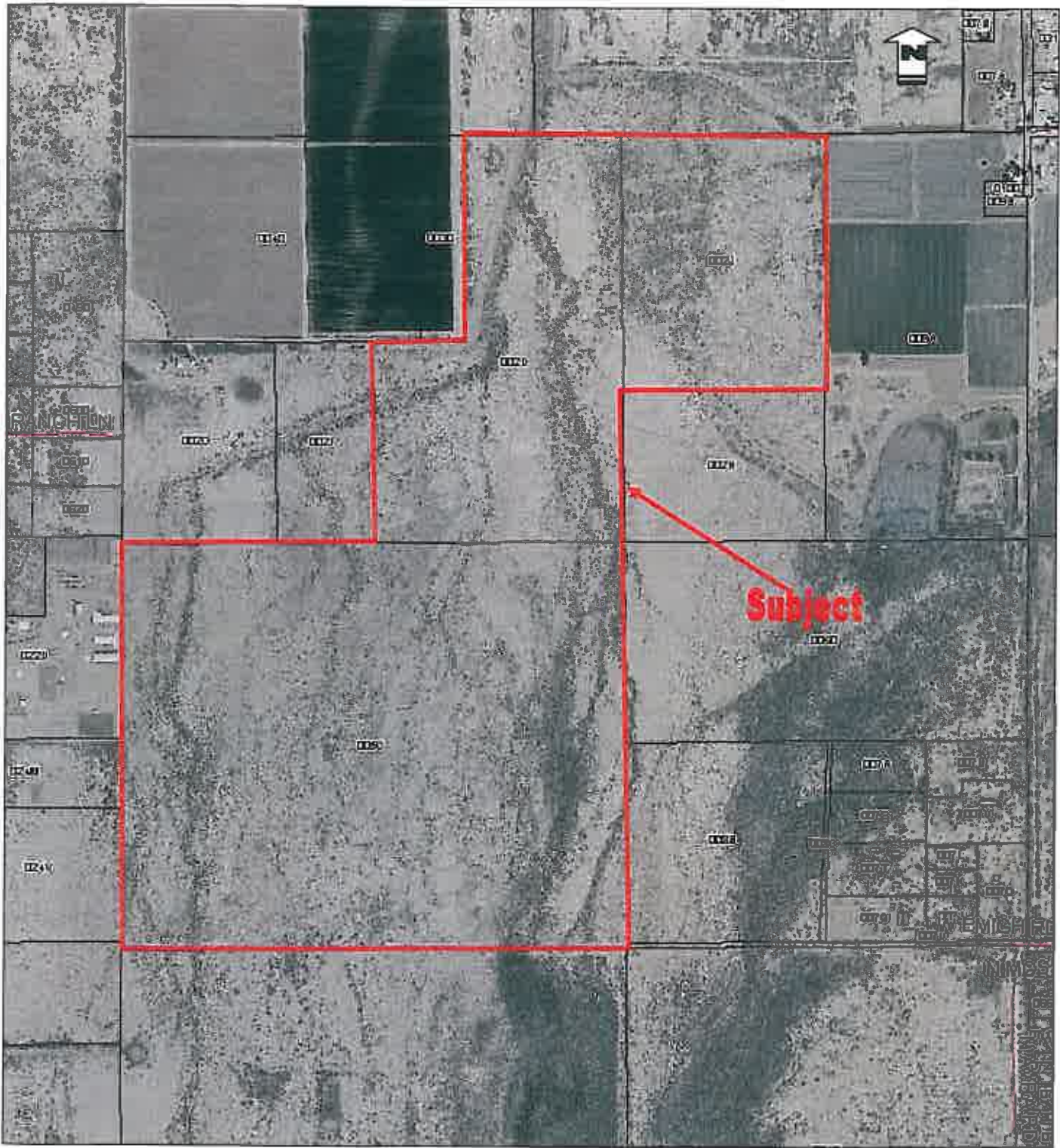
MAP NUMBER
04019C1020L

MAP REVISED
JUNE 16, 2011

Federal Emergency Management Agency



AERIAL



**LOOKING NORTH ALONG EAST BOUNDARY OF SUBJECT PROPERTY
FROM SOUTHEAST CORNER**



**LOOKING NORTHWEST ACROSS SUBJECT PROPERTY FROM
SOUTHEAST CORNER**



**LOOKING NORTH ACROSS SUBJECT PROPERTY FROM SOUTH
BOUNDARY**



LOOKING NORTH ALONG EAST BRANCH OF THE BRAWLEY WASH



**VIEW OF EMIGH RIGHT-OF-WAY AT SOUTHEAST CORNER OF
SUBJECT PROPERTY**



**LOOKING NORTHWEST ACROSS NORTHERN PORTION OF SUBJECT
PROPERTY**



LOOKING EAST ACROSS NORTHERN PORTION OF SUBJECT PROPERTY



LOOKING SOUTHEAST ACROSS EAST BRANCH OF BRAWLEY WASH



FARM ROAD TO NORTH BOUNDARY (PRIVATE)



**LOOKING EAST ACROSS THE CENTRAL PORTION OF THE SUBJECT SITE
FROM THE WEST BOUNDARY**



**LOOKING SOUTHEAST ACROSS THE SUBJECT SITE FROM THE
WEST BOUNDARY**



**LOOKING SOUTH ACROSS THE SUBJECT SITE FROM THE
WEST BOUNDARY**



**GHOST RANCH TRAIL NEAR THE WEST BOUNDARY OF THE
SUBJECT SITE**



**LOOKING WEST ALONG THE EMIGH ROAD ALIGNMENT ¼ MILE EAST OF
THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY**



ZONING

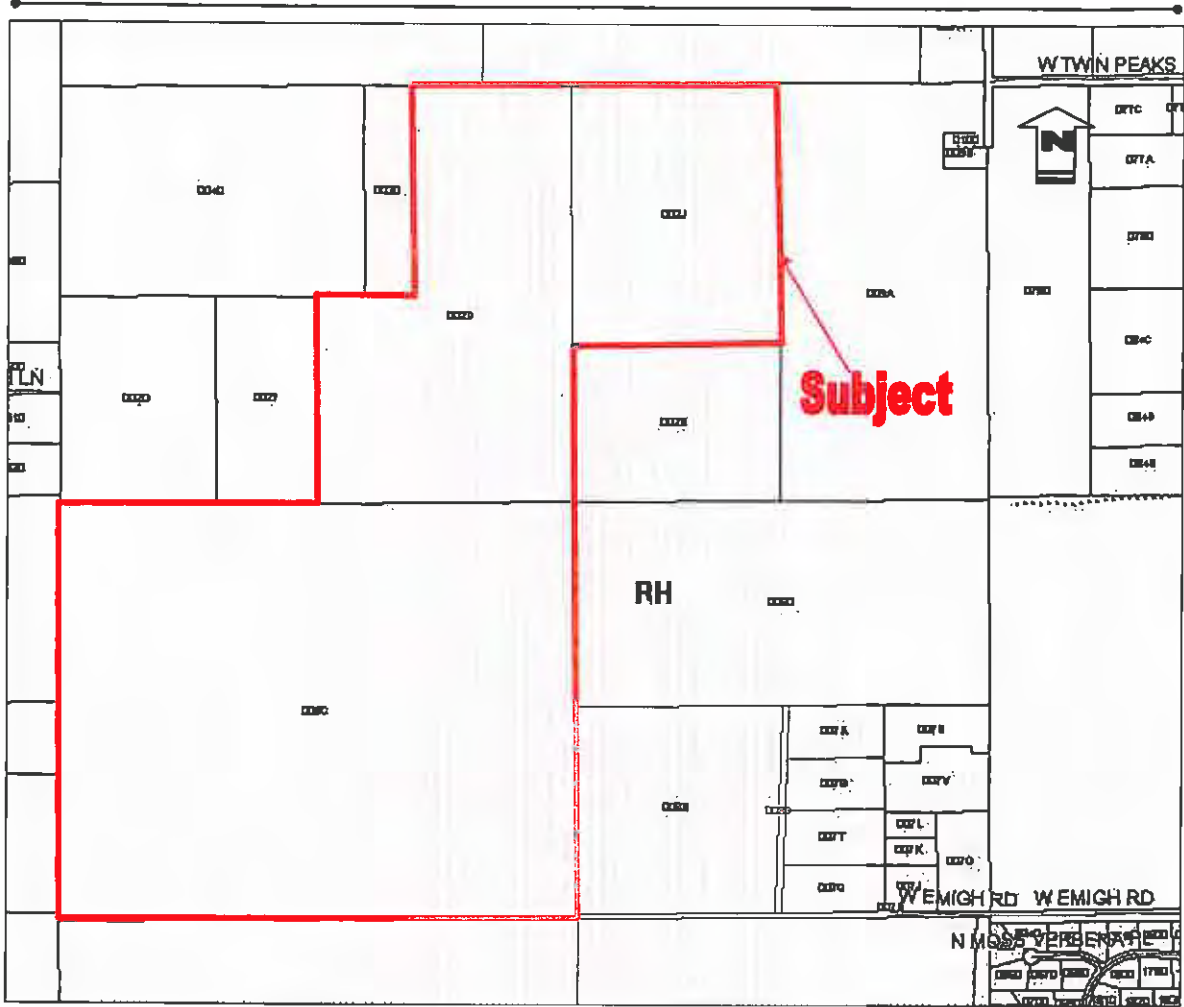
The subject site is zoned RH, Rural Homestead. The purpose of this zone is to preserve the character and encourage the orderly growth of rural areas in the county. It is intended to encourage rural development in areas lacking facilities for urban development and to provide for commercial and industrial development only where appropriate and necessary to serve the needs of the rural area. Single-family detached housing, manufactured, mobile homes or trailers are allowed in addition to crop production, raising and grazing of livestock, and other community uses such as schools and governmental buildings.

The minimum lot size per dwelling unit is 180,000 square feet or 4.13 acres. The minimum setback requirements are 15' in front, 20' on the side and 50' in the rear. The maximum height is 34' or two stories.

Under the Comprehensive Plan, the subject site is designated RT, Resource Transition. The purpose of the RT designation is to preserve open space characteristics of development sensitive lands in the vicinity of public resource management units and to promote development that blends with the natural landscape; to extend visually the public land boundaries; and to protect wildlife habitat. Zoning districts considered in conformance with the RT designation include RH, SR or MR. With an MR zoning there is a 30% natural open space requirement. In essence, the RT designation is intended to maintain a low density rural residential use as permitted by the RH zoning.

Under the RH zoning, a maximum of 79 lots are allowed. However, the East Branch of the Brawley Wash bisects the subject site and limits the development potential of the property due to the floodplain restrictions associated with the AO-2 and AO-3 designations and the 250 foot setback requirement. The two wash corridors isolate only two areas that could be developed. One is located near the northeast corner of the site. The other is along the west boundary. In addition, the IRA designation restricts the amount of grading that can occur. Only 1/3 acre per parcel can be cleared without an approved mitigation plan. Please refer to the Site Description for a complete discussion of the floodplain and riparian area regulations.

ZONING MAP



COMPREHENSIVE PLAN

