



The change of the land use designation on the Subject Property from Neighborhoods to Manufacturing/Industry and Commerce/ Business fits the direction and vision of the community by providing an opportunity for quality jobs.

The Subject is surrounded of Heavy Industrial properties, a 30 inch sewer main, State Highway 84 and Burris Road, which is designated as a Principal Artery.

Development of roads and other off-sight improvements will enhance Casa Grande's transportation system. They are paid for by private users and developers.

The economic impact of the change in designation to Industrial/Commercial is enormous. A property this size, this well equipped and this well located has the potential to provide hundreds of quality jobs.

The property is currently farmed and has grandfathered irrigation water rights.

Applying for Heavy Industrial (I-2) and Commercial (B-4) zoning is the next step after the General Plan Amendment is complete.

