AZTEC AREA PLAN
NAVAJO COUNTY, AZ

2011

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Aztec Area Plan

228,040 Acres within Navajo County, Arizona

As Approved and Adopted May 24, 2011
By the Board of Supervisors of Navajo County

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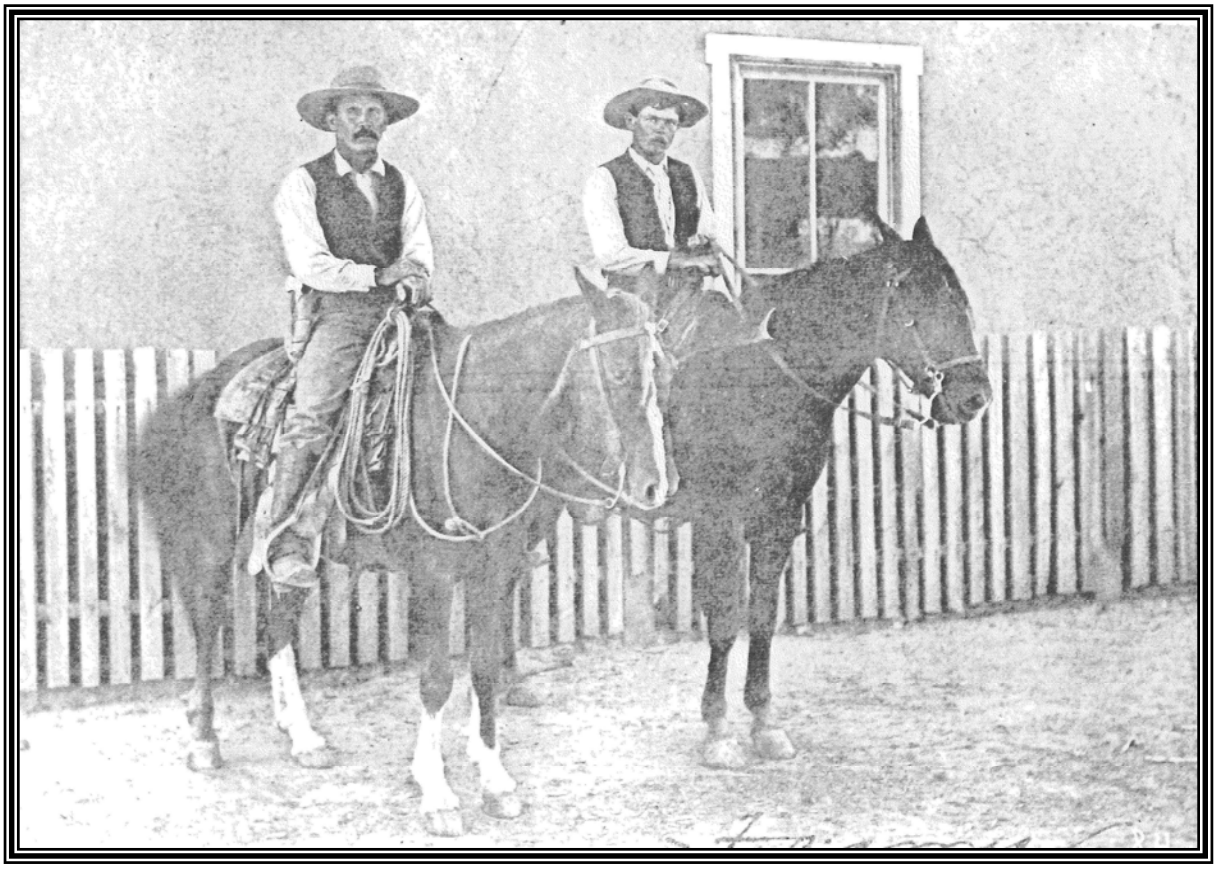
I. INTRODUCTION

The Aztec Area Plan is a guide for the future development of a 228,040 acre property (about 356 square miles) owned by Aztec Land and Cattle Company, Limited (Aztec, Ltd.) Aztec Land Company, LLC (Aztec, LLC) and Aztec Despain Ranch LLC. The three Aztec entities are sister companies, jointly owned, and are together referred to in this plan as "Aztec". The Aztec property is located in an unincorporated area of Navajo County, Arizona situated generally between the communities of Snowflake, Heber, Holbrook, and Joseph City. The property is a series of mostly contiguous blocks of land interspersed with various tracts of private, State, and Federal land within its boundaries. Regional access to the Aztec property is provided by Interstate 40 on the north and State Route 260 on the south. State Routes 77, 277, and 377 provide direct access to the property and surrounding areas. Various local roadways provide additional localized access from these regional corridors into specific parts of the property.

According to the Arizona Department of Commerce, the State of Arizona will more than double in population over the next half century from about six million people in 2006 to over thirteen million people by 2055. With that, Navajo County is projected to grow by about 56% over the same time period, from a population of about 112,000 in 2006 to almost 200,000 in 2055. Planning for this inevitable growth is critical in order to ensure that growth occurs in an orderly, logical and sustainable manner and in a way that most benefits Navajo County and its citizens. According to the Navajo County Comprehensive Plan, the County includes over 9,949 square miles of land. Much of this land is not private and will never be developed. Approximately 66% of the land is Indian Reservation land, 9% is controlled by the U.S. Forest Service and Bureau of Land Management, and almost 6% is owned by the State of Arizona. This leaves only about 18% of the total land area in Navajo County as private land, most of which is in the central portion of the County. Approximately 20% of this private land is owned by Aztec. Much of the growth projected over the next 50 years will occur within the private land area in the central portion of Navajo County where Aztec's property is located. The Aztec Area Plan is recognition of this inevitable growth and has been prepared as a mechanism to address the future so that, as growth occurs, it proceeds in a way that betters, rather than diminishes, the future of the County for its residents.

Due to the extent of the Aztec property, and in order to most effectively plan for future growth, an Area Plan prepared in accordance with **Section 1.6** of the Navajo County Comprehensive Plan was chosen as the most appropriate planning tool to prepare for future growth within the Aztec property. The Aztec Area Plan is a stand-alone planning document for the entire 228,040 acres, to be incorporated in, identified by reference to, and supportive of the Navajo County Comprehensive Plan.

In order to maintain compatibility with the Navajo County Comprehensive Plan, The Aztec Area Plan uses the same broad land use concept of "character areas" as opposed to specific land use designations to identify the general future growth pattern for the Aztec property. However, the definitions have been slightly modified and some additional types of character areas have been added to address site specific needs and focus areas within the Aztec property. Additionally, initial residential unit projections have been provided as a general guide in planning for future growth within the various Planning Areas set forth in the Plan. While these are projections and not mandates, they provide some detail for future transportation and infrastructure planning as growth occurs. The Aztec Area Plan applies to all property currently owned by Aztec (as defined in the legal description in the Appendix), and not to adjoining or nearby land not owned by Aztec. The existing Navajo County Comprehensive Plan will remain applicable to all property adjacent to or interspersed with the Aztec property that is not specifically set forth in the legal description in the Appendix. Character areas in the existing Navajo County Comprehensive Plan are designated by colored area "bubbles". In the Aztec Area Plan, character areas are designated by colored areas in the shape of the rectangular survey system to indicate that the effect of the Aztec Area Plan applies only to Aztec land and not the adjacent or nearby land owned by others.



Cowboys at Aztec Office in Holbrook, 1887

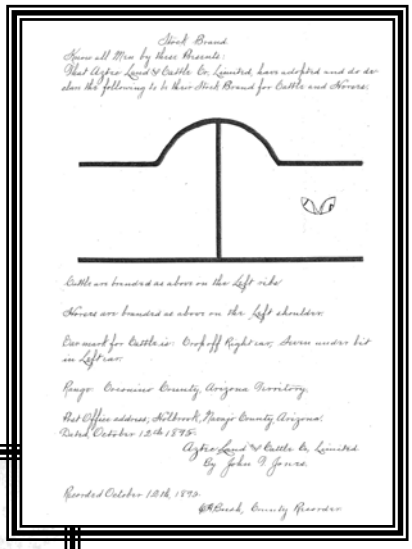
II. LOCATION AND REGIONAL CONTEXT

A. Property Description and Location

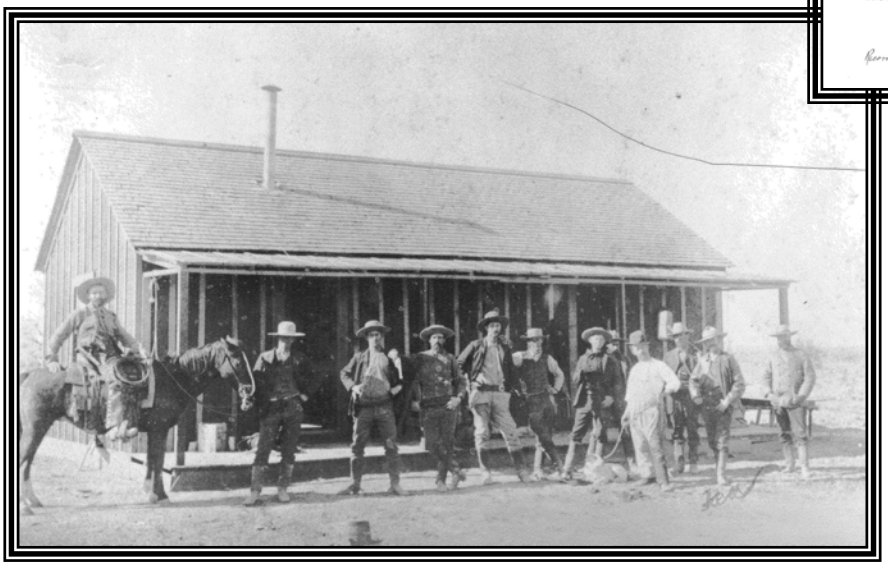
The Aztec property consists of 228,040 acres of land in central Navajo County, Arizona. The property is generally situated between Heber, Snowflake, Holbrook and Joseph City, and is all within the jurisdiction of Navajo County. The property is comprised of large groupings or blocks of land, some areas of which are interspersed or checker-boarded with State, Federal and private land. Overall, the exterior boundaries of the Aztec property, including other land ownerships within it, cover an area of approximately 900 square miles. **Figure 1**, *Regional Vicinity Map*, and **Figure 2**, *Property Boundary and Ownership Map*, show the location of the Aztec property in relationship to Navajo County as a whole. A complete legal description of Aztec's land ownership is provided in **Appendix 1**.

B. Property History and Ownership

In 1884, Aztec acquired 1,000,000 acres of land from the Atlantic & Pacific Railroad Company in what are now Navajo and Coconino counties. Over a few years time following that, Aztec brought 36,000 head of cows bearing the Hashknife brand to stock its land along with a number of Texas cowboys to care for its herds, many of whom stayed and made their own mark on Navajo County, some for better and some for worse. Aztec registered the Hashknife brand in Arizona several years later. Aztec established its ranch headquarters at Obed Meadow on the south bank of the Little Colorado River just south of Joseph City and has been a citizen of Navajo County ever since – a period of 127 years. In 1905 Aztec sold its cow herd and began leasing its land to local ranchers for grazing. To this day, many of the descendants of those same ranchers operate cattle ranches on land they lease from Aztec.



Hashknife Brand



Aztec Cowboys, at Aztec's Obed Ranch headquarters in 1886

Aztec has long recognized the potential of Navajo County as a place where those native to the area who chose to stay, and those who came from elsewhere, should be able to find employment in a wonderful place to live. As a result, Aztec began an effort, which has spanned almost 30 years, to expand and consolidate its holdings by acquiring interspersed land and to develop its water supply so as to play a constructive role in the future of Navajo

County over time. The planned, sustainable use of the Aztec property which is the result of that effort is the subject of this Area Plan.

C. Culture

Navajo County is a unique crossroads of deeply imbedded Indian and cowboy traditions. Its culture is also heavily influenced by the County's Mormon pioneer heritage. The County is home to rich and ancient Native American cultures in a way which is reflected not just in the County's name, but in its citizens, its landscapes, its place names, the languages spoken in its public places, and the understanding and esteem of Navajo, Hopi and Apache traditions held by its citizens. The County's more recent, but still old, Western and cowboy heritage defines its culture as well. Many of Navajo County's citizens are ranchers, but even those who don't work on or own ranches have horses, participate in or attend rodeos, organize or support the Hashknife ride and other activities, and value most things Western. As to its Mormon heritage, Navajo County was first colonized by Mormon pioneers in 1876. These settlers brought with them to what was then the Arizona frontier a respect for the land and the aspiration to create a place to live and a sustainable way to make a living on and from that land. The Aztec Area Plan is developed with the attributes of the County's unique cultural heritage in mind. That heritage is also Aztec's heritage.

D. Surrounding Property Ownership

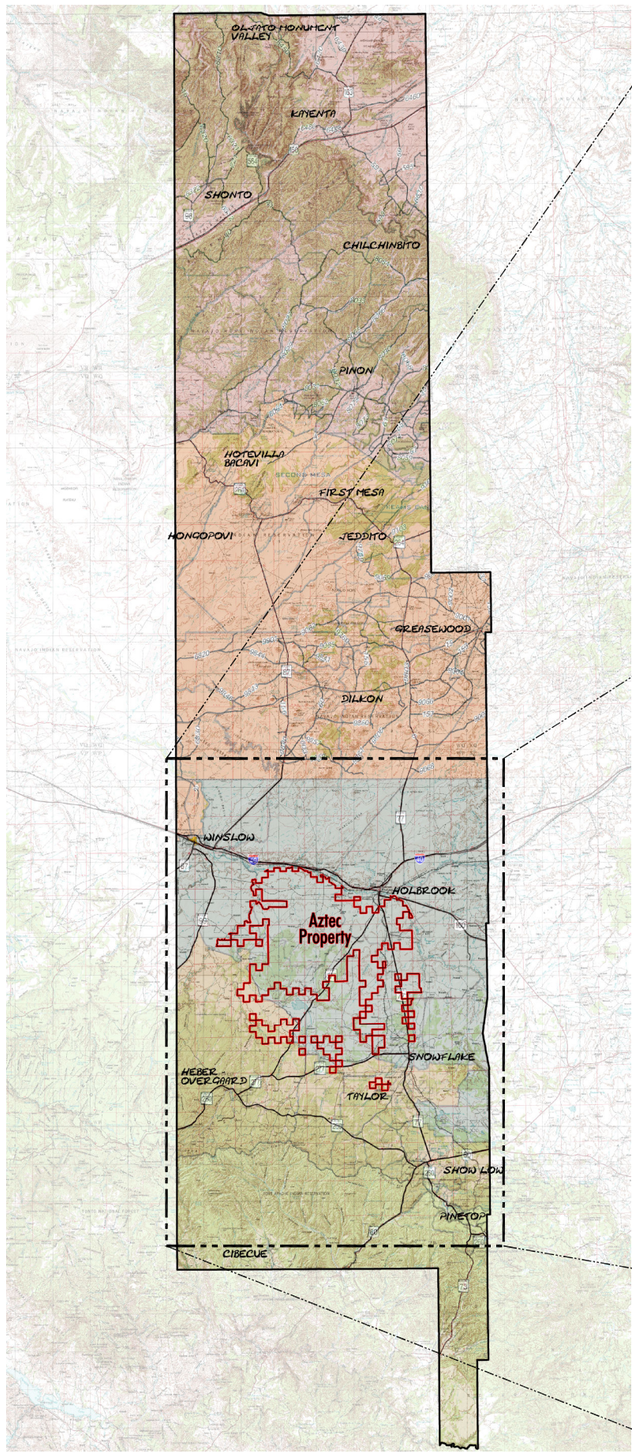
Due to historic land ownership patterns in the area, which was initially checker boarded, the Aztec property is in part consolidated and in part interspersed with State, Federal and other private land. **Figure 2**, *Property Boundary and Ownership Map*, identifies the Aztec property, and the location of property owned by the State of Arizona, the United States of America, and other private land ownership configuration.

Aztec Area Plan

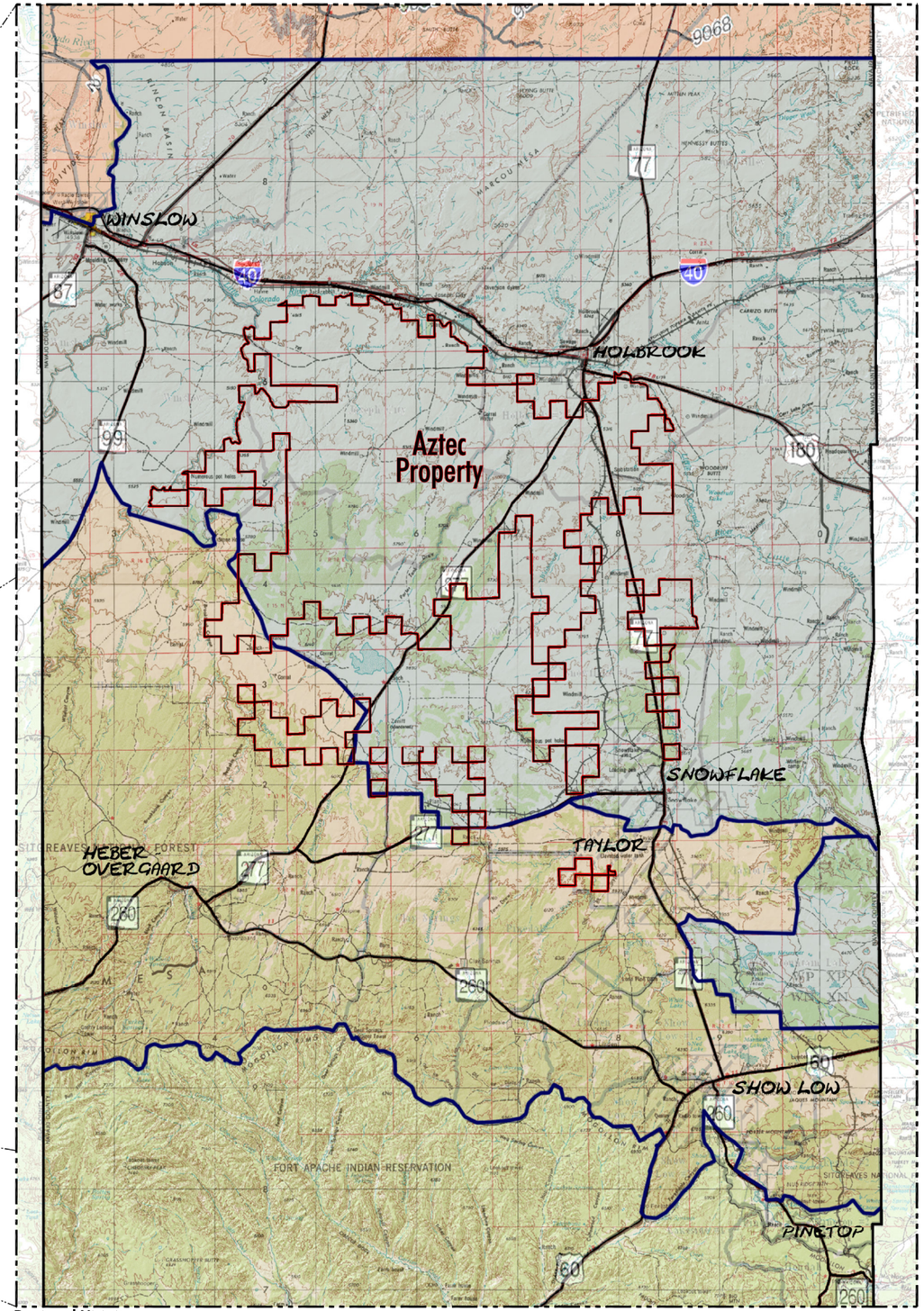
FIGURE 1
Regional Vicinity Map

Legend

- Aztec Area Plan Perimeter Boundary
- Navajo County Board of Supervisor District Boundaries
- BOS District 1 (Jonathan Nez)
- BOS District 2 (Jesse Thompson)
- BOS District 3 (J.R. Despain)
- BOS District 4 (David Tenney)
- BOS District 5 (Jerry Brownlow)



Navajo County Vicinity



Regional Vicinity

AZTEC

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SCALE: NOT TO SCALE

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Date: May 2011

Project No: 0827

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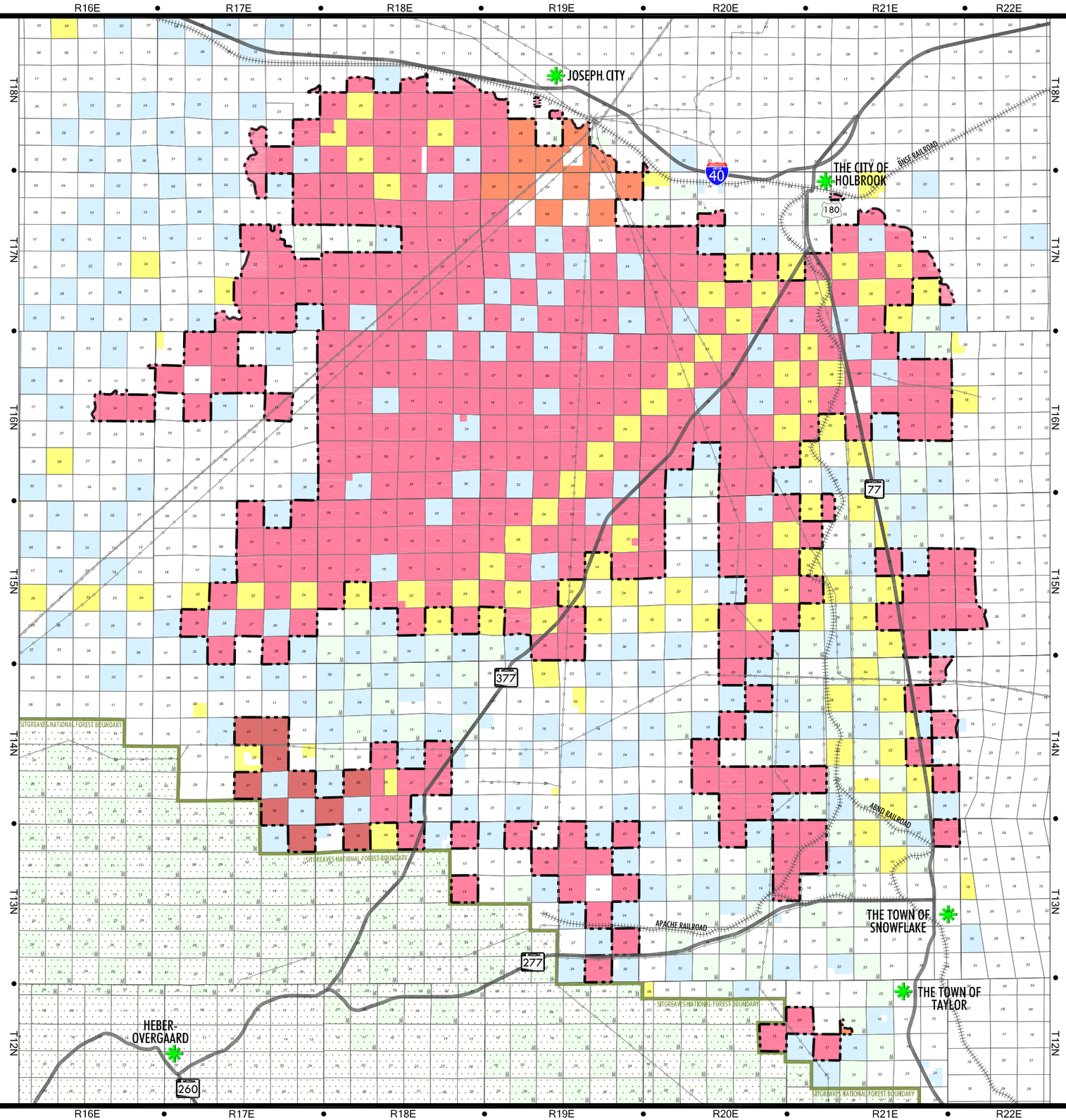
Aztec Area Plan

FIGURE 2
Property Boundary & Ownership Map



Legend

- Aztec Area Plan Perimeter Boundary
- Powerline Corridors

-Ownership

- Aztec Land and Cattle Co, Ltd
- Aztec Despain Ranch, LLC
- Aztec Land Company, LLC

-Ownership (Not Part of Area Plan)

- Aztec - Minerals Only
- State of Arizona
- Bureau of Land Management
- Private
- Sitgreaves National Forest Boundary

-Transportation

- Highway/Interstate
- Rail Line

Note: All Non-Aztec Property (Including State of Arizona, Bureau of Land Management and Private Land) within the Aztec Area Plan Perimeter Boundary is not included in the Aztec Area Plan.

SCALE: 1" = +/-4MILES

NORTH

AZTEC

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III. PROPERTY ANALYSIS

A. Existing Comprehensive Plan

The Navajo County Comprehensive Plan (the "Comprehensive Plan") was adopted in 2004 in accordance with the State Growing Smarter Plus legislation. The Comprehensive Plan is a policy document designed to guide the County's future growth and development, encourage the conservation of natural resources, and protect the public health, safety and welfare of its citizens. The plan is comprised of six segments which include Summary, Introduction, Background Information, Land Use Element, Circulation Element, and Implementation sections. The Comprehensive Plan applies to all unincorporated areas of Navajo County that are not within the boundaries of the Hopi, Navajo or White Mountain Apache Reservations, or part of an Area Plan or Community Plan. The County's planning process requires that each Area Plan or Community Plan be referenced to and support the general intent of the Comprehensive Plan, and that these plans serve as the site specific governing form of the Comprehensive Plan for all areas where they apply.

B. Comprehensive Plan Land Use Element

One of the significant elements of the Comprehensive Plan is the Land Use Element. Unlike many Comprehensive Plans throughout the State of Arizona, the Navajo County Comprehensive Plan does not define specific land uses, but rather "Character Areas" that provide more flexibility while at the same time identify how each specific area may develop over time using general guidelines. These character areas take the place of more traditional land use categories in order to set a general framework for development in the County rather than establish a more precise guide that mirrors a zoning district map.

According to the Plan, "The Land Use Element is, by far, the most important element of the Navajo County Comprehensive Plan. Proper land use planning is critical to provide for an orderly and efficient transition of vacant, rural, or redevelopable land to urban land use." The Comprehensive Plan includes eight character areas for Navajo County, each of which is intended to identify the types of land uses envisioned for different parts of the County. The character areas are not regulatory, but rather provide a general guide for the future growth of Navajo County.

The Comprehensive Plan Character Areas Map graphically represents all character areas within Navajo County. Within the Aztec property, three of the eight character areas are employed - Rural Ranch, Rural Edge, and Community Village. See **Figure 3**, *Existing Comprehensive Plan Character Area Map* for the location of all character areas designated within the boundaries of the Aztec property.

C. Existing Zoning

Virtually all of the Aztec property is currently zoned A-General. According to the Zoning Ordinance, most of the land outside a reservation under the authority of Navajo County is zoned A-General unless it has been designated for some other specific zone. A-General is described as a rural zoning district that allows for uses such as farm and non-farm residential, recreational, institutional, commercial and industrial uses with a minimum one acre lot size. No subdividing of land is allowed within the A-General Zone without prior re-zoning of the land intended for subdivision. The specific list of uses permitted for the A-General Zone is set forth in *Section 302 – Use Regulations* of the Navajo County Zoning Ordinance.

D. Existing Land Use

The primary use of Aztec's property today is ranching. There are 31 separate ranches on the property, ranging in area from several hundred acres to thousands of acres. All of the Aztec property is currently leased for cattle grazing activities.

Catalyst Snowflake Paper Mill

Land uses adjacent to the property include other ranches, APS's Cholla Power Plant, the Catalyst Snowflake Paper Mill, the Catalyst farm, Farmer John Pig Farms and feed mill, the Navajo County government complex, and, at a further distance, low-density residential and ranchette developments. The corporate boundaries of the Towns of Snowflake and Taylor and the City of Holbrook, with a variety of land uses, are either adjacent or within close proximity to portions of the Aztec property.

E. Existing Site Characteristics

1. Topography

The Aztec property is located on the Little Colorado Plateau north of, and at a lower elevation to, the pine forests of the Mogollon Rim. Its topography is gently rolling to relatively flat with a general slope from south to north. Elevations on the property vary from approximately 6,200 feet at its southern edge to approximately 4,900 feet at its northern reaches. Various topographic features occur throughout the property, including rolling hills, a number of washes and incised canyons, small plateaus and distinctive buttes.

2. Watercourses

Various watercourses occur within or adjacent to the property. The property is generally bounded by Silver Creek to the east, the Little Colorado River to the north, and Chevelon Creek to the west. Additionally, there are numerous local and, by comparison, smaller washes and drainages that traverse portions of the property. Some of these more notable drainage features include Pierce Wash, Big Bull Canyon, Black Canyon, Bell Cow Canyon, McDonald Canyon, Porter Tank Draw, and Five Mile Draw. Dry Lake, an enclosed basin, is also located adjacent to portions of the property just west of State Route 377 approximately 20 miles north of Heber. While not on Aztec property, Dry Lake is a significant natural feature within the area of influence.

Silver Creek

Chevelon Canyon at Territorial Road Bridge

3. Vegetation

The Aztec property is in a plateau region north of the ponderosa pine of the Apache-Sitgreaves National Forest and the Mogollon Rim. At its south, and higher, extent vegetation is characterized by perennial short grasses and brouse, such as chamise, with an overstory of Piñon –Juniper. Further north, where annual rainfall diminishes because of its distance from the Rim, vegetation is characterized by increasingly sparser Juniper stands opening, as the property reaches the Little Colorado River, its low point, to rolling plains of short grass and brouse species.

4. Other Natural and Man-Made Features

Aside from the topographic features and washes mentioned above, there are numerous other natural and man-made features that can be found scattered throughout the area. While not entirely on the Aztec property, the Pink Cliffs, a geologic anticline, is one notable topographic feature which spans almost 13 miles and, near its center, rises about 200 feet to form the northerly boundary of Dry Lake. A 63 Mw wind power electrical generation facility, with roughly 30 windmills rising about 400 feet (at the highest extent of their propellers) is located on the Pink Cliffs just east of Highway 377,

Pink Cliffs in the distance

and another 60+ Mw wind power facility is located just to the east of that. Clearly visible from the Aztec property are APS's Cholla Power Plant at the north end, and Catalyst's Snowflake Paper Mill to the south east. Numerous stock tanks can be found located throughout the property. A number of wells are located on the property, particularly in the northern portion where a high-quality and highly productive groundwater resource is available.

F. Utilities and Infrastructure

1. Roads

There are a number of significant roadways that run through or within the immediate vicinity to the Aztec property. Most notable are State Routes 77, 277 and 377, all of which traverse the property, providing direct access to Heber, Snowflake, and Holbrook. Interstate 40 is immediately north of the property and provides regional east/west access to the property connecting Flagstaff, Winslow and Holbrook and continues into California and New Mexico. State Route 260 is located to the south of the property and provides connection between Payson, Heber and Show Low. US 180 connects to SR77 in Holbrook near the northeast portion of the property and provides access to St. Johns to the east. Finally, McLaws Road connects to SR77 and provides access to the west through the northern portions of the Aztec property. See **Figure 4**, *Existing Comprehensive Plan Circulation Map* for the location of all major roadways within the area.

In addition to the major roadways within the area, there are numerous graded and un-graded dirt roads that provide access to virtually all areas of the Aztec property.

2. Railroads

The mainline of the Burlington Northern Santa Fe (BNSF) railroad runs immediately north of the Aztec property. The BNSF is a transcontinental railroad which originates from the ports of Long Beach and Los Angeles in California and serves Chicago, and by interconnection, points east. The BNSF mainline can accommodate up to 120 trains per day passing Holbrook. Most of the freight is inter-modal heavy freight although it also carries Amtrak passenger service with daily stops in Winslow.

Apache Railway

The Apache Railway is a 38-mile short line railroad which runs directly through the Aztec property and connects the BNSF mainline in Holbrook to the Catalyst Snowflake Paper Mill west of Snowflake. Currently, this railway is used to deliver waste paper, coal, newsprint and animal feed to and from the BNSF mainline. The Apache Railway, though privately owned, is a

significant regional resource representing largely untapped potential for multi-modal transportation dependent industrial employment activities within the area. See **Figure 5**, *Site Analysis/Existing Conditions Map* for the location of the railroads.

3. Aviation
   There are four small airports located within proximity to the Aztec property, including Holbrook Municipal Airport, the Winslow-Lindbergh Regional Airport, Taylor Municipal Airport, and the region's largest, Show Low Regional Airport. These airports can generally accommodate smaller propeller-drive aircraft and some types of small jet aircraft. **Figure 5** identifies the location of the airports.

4. Electricity Generation and Transmission
   APS's 995-megawatt Cholla Power Plant is located west of Holbrook at Joseph City, just north of the Aztec property. The Cholla Power Plant is the second largest electrical generating facility in the state behind the Palo Verde Nuclear Generating Station in Maricopa County. There are a series of power line corridors which bisect the Aztec property, with all but one originating from the Cholla Power Plant's substation. Of these powerlines, three are 500Kv transmission lines, two are 345Kv transmission lines, and various others are 69Kv distribution lines crossing the property. There are a number of dedicated local distribution electrical substations located throughout the area at Woodruff, Sugerloaf, and Zeniff. **Figure 5** identifies the location of the Cholla Plant and the various power line corridors on the property.

APS Cholla Power Plant

5. Renewable Energy Facilities and Opportunities
   A comprehensive wind analysis was prepared for the entire property which measures wind speed at 70 meters above ground level to determine areas within the property which may be suitable for future wind energy generation. Among the areas with seemingly suitable wind resources are several sites near the central and southern portions of the property. See **Appendix 2** for a *Wind Analysis Map* of the property.

   Immediately adjacent to Aztec's property on the Pink Cliffs east of Highway 377 is the recently completed Dry Lake Wind Project. The project is the first major wind-generated power facility in Arizona. Operated by Iberdrola Renewables, the first two phases of this facility include approximately 63 wind turbines with the generation capacity of up to 126 megawatts of electricity. Iberdrola and other renewable energy firms are in the early stages of developing plans to install more wind turbines within the immediate vicinity, some of which may occur on or adjacent to Aztec property south of the junction of Highways 377 and 77.

   Approximately 11 sections of Aztec's property located at the southwest edge have also been identified as a potential future wind farm (See **Appendix 2**, *Wind Analysis Map*

for location). This area will be tested to evaluate precise wind speeds and consistency to determine the suitability for a wind farm.

Numerous solar energy companies have also expressed significant interest in portions of the Aztec property for solar energy generation facilities within this area. These opportunities will continue to be explored over the next several years and decades.

6. Natural Gas
   A high pressure natural gas pipeline is located on portions of the Aztec property, and runs in a north/south direction through the central portion of Aztec's land to the Catalyst Paper Mill and then east to Snowflake and Taylor. See **Figure 5** for the location of the gas pipeline.

7. Fiber Optic Lines
   A fiber optic line has been installed to support the Dry Lake Wind Project and is partially located on Aztec property. The fiber optic line runs from the Wind Farm location to the Pulp Mill, to SR277 and Snowflake. Easements were provided across Aztec's property to accommodate this line. See **Figure 5** for the location of the fiber optic line.

8. Water Facilities
   There is a proven, fully developed, high capacity well field on the northern portion of the Aztec property in a place where geologic conditions produce high quality groundwater in high volumes at relatively shallow pumping depths with almost undetectable drawdown. The water resource these wells utilize will support future development of the Aztec property. The general location of the well field is identified on **Figure 5**.

   Water quality is a significant issue in this region, and varies markedly depending on location, with some areas having a high proportion of total dissolved solids (or "TDS", which is a proxy for salinity) and some areas having lower TDS. In general, water with greater than 1,000 parts per million TDS is deemed unsuitable for domestic use even if treated. An analysis of the Aztec property's water resources has been prepared to identify the general location of the water quality dividing line on Aztec property using the 1,000 parts per million TDS standard as the separation point. **Figure 5** identifies a projected water quality line indicating the general location of groundwater less than and greater than 1,000 parts per million of TDS.

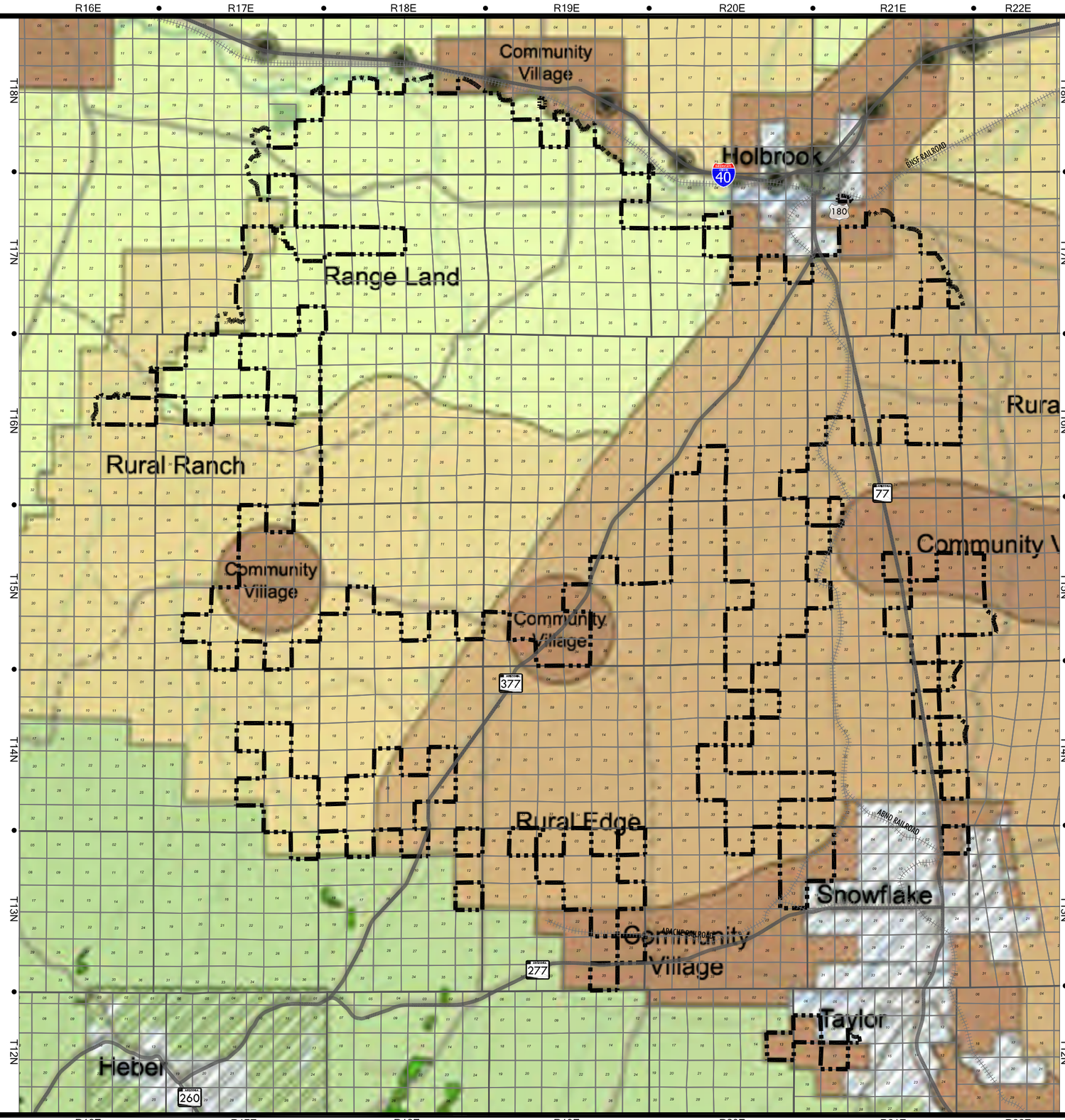
   Holbrook, Snowflake, and Taylor each have their own respective water supplies and service areas within their incorporated boundaries. Some portion of these service areas adjoin, or are in close proximity to, the Aztec property. In general the water resources underlying the Aztec property are sufficient to serve the uses contemplated by this plan.

9. Wastewater Facilities
   There are no wastewater treatment facilities located on the Aztec property, but there are a number of municipal systems nearby serving Holbrook and the Navajo County Complex, Snowflake, and Taylor. Additionally, the Catalyst Snowflake Paper Mill has developed an industrial scale wastewater treatment facility to treat large quantities of process water from its paper mill.

G. Transportation Planning

1. Comprehensive Plan Circulation Element
   As defined within the Comprehensive Plan, "The purpose of the Circulation Element is to respond to new growth, and to: 1) provide safe, adequate roadway capacity to meet circulation and access needs; 2) maintain and improve the airport and rail service as viable inter-regional transportation linkages; and 3) direct growth to areas with existing or Projected Future Routes. This Element is based in part on the relationship between land use and circulation to direct both land use development and circulation infrastructure improvements." The Circulation Element includes a Circulation Map which shows all existing circulation routes within the area. See **Figure 4**, *Existing Circulation Map* for the location of all existing circulation routes within the area.

2. Navajo County Regional Transportation Study
   In 2008, Navajo County, and the Cities of Holbrook and Winslow joined with the Arizona Department of Transportation to prepare a Navajo County Regional Transportation Study for the northern Navajo County area generally south of I-40 and north of Snowflake. The goal of the study is to help communities develop a transportation plan for a defined local area that will guide multi-modal planning and programming on local roads over a 20-year timeframe. The plan involved inventorying current conditions for all travel modes, identifying deficiencies, forecasting future needs, and identifying and analyzing alternative solutions. The study includes general findings based on existing conditions and short-range recommendations regarding safety, capacity and maintenance needs. This study will be coordinated with the circulation components of the Aztec Area Plan in the future.



Aztec Area Plan

FIGURE 3

Existing Comprehensive Plan Character Areas Map

Legend

- Aztec Area Plan Perimeter Boundary

-Character Areas

- Range Land
- Rural Ranch
- Rural Edge
- Community Village
- Recreation
- Environmentally Sensitive Development Area

-Transportation

- Highway/Interstate
- Primary Roadway
- Rail Line
- Highway Stops

SCALE: 1" = +/-4MILES

2 MILES

4 MILES

NORTH

AZTEC

Aztec Land and
Cattle Company, Limited
10265 W. Camelback Road
No. 104
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(623) 772 6222

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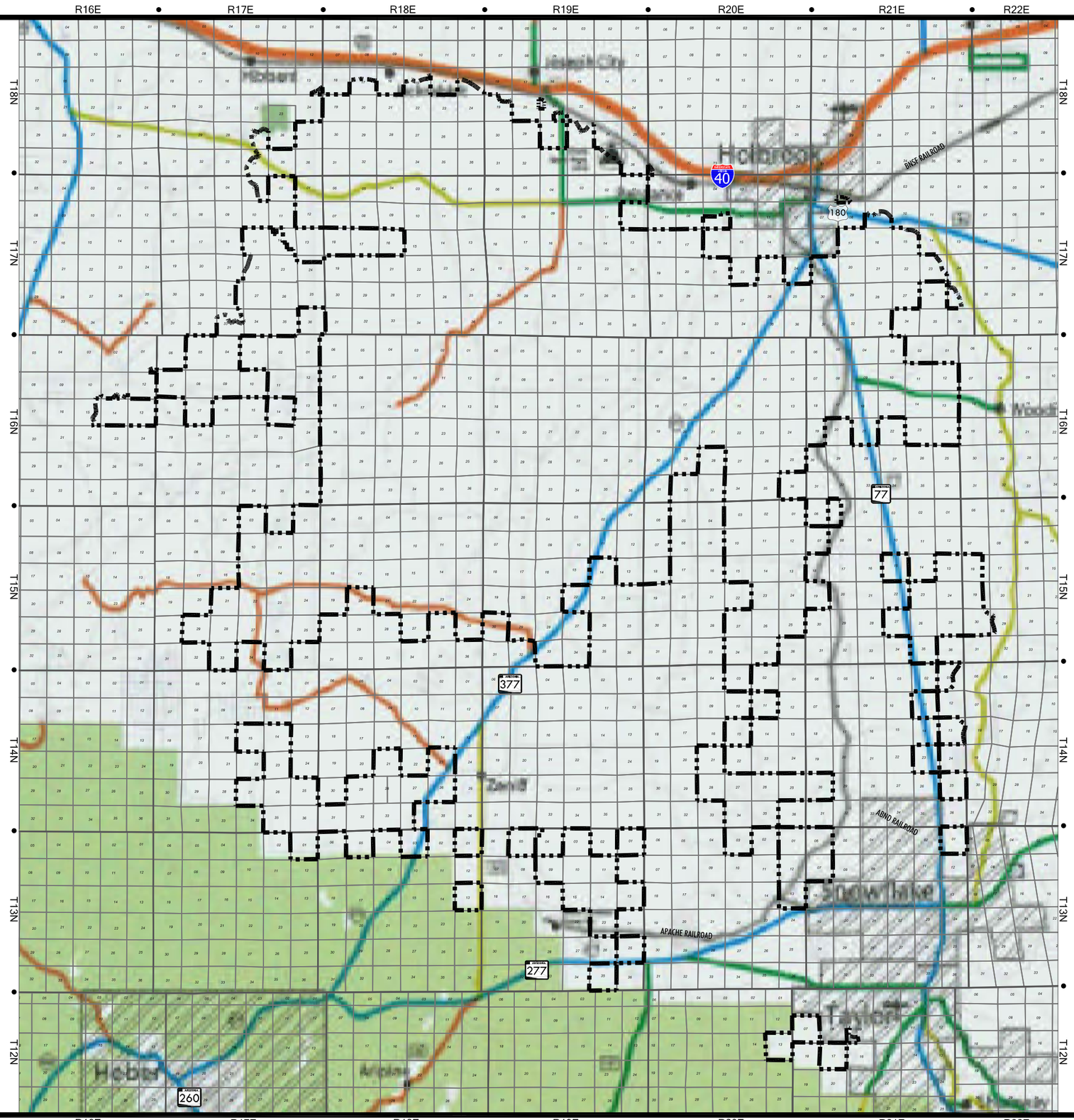

Aztec Area Plan

FIGURE 4
Existing Comprehensive Plan Circulation Map

Legend
- Aztec Area Plan Perimeter Boundary

-Transportation
- Federal Interstate
- Federal/State Highway
- Petrified Forest National Park Roadway
- Paved Roadway
- Unpaved/Maintained Roadway
- Primitive Roadway
- Forest Service Roadway
- Minor Roads
- Rail Line

SCALE: 1" = +/-4MILES

2 MILES

4 MILES

NORTH

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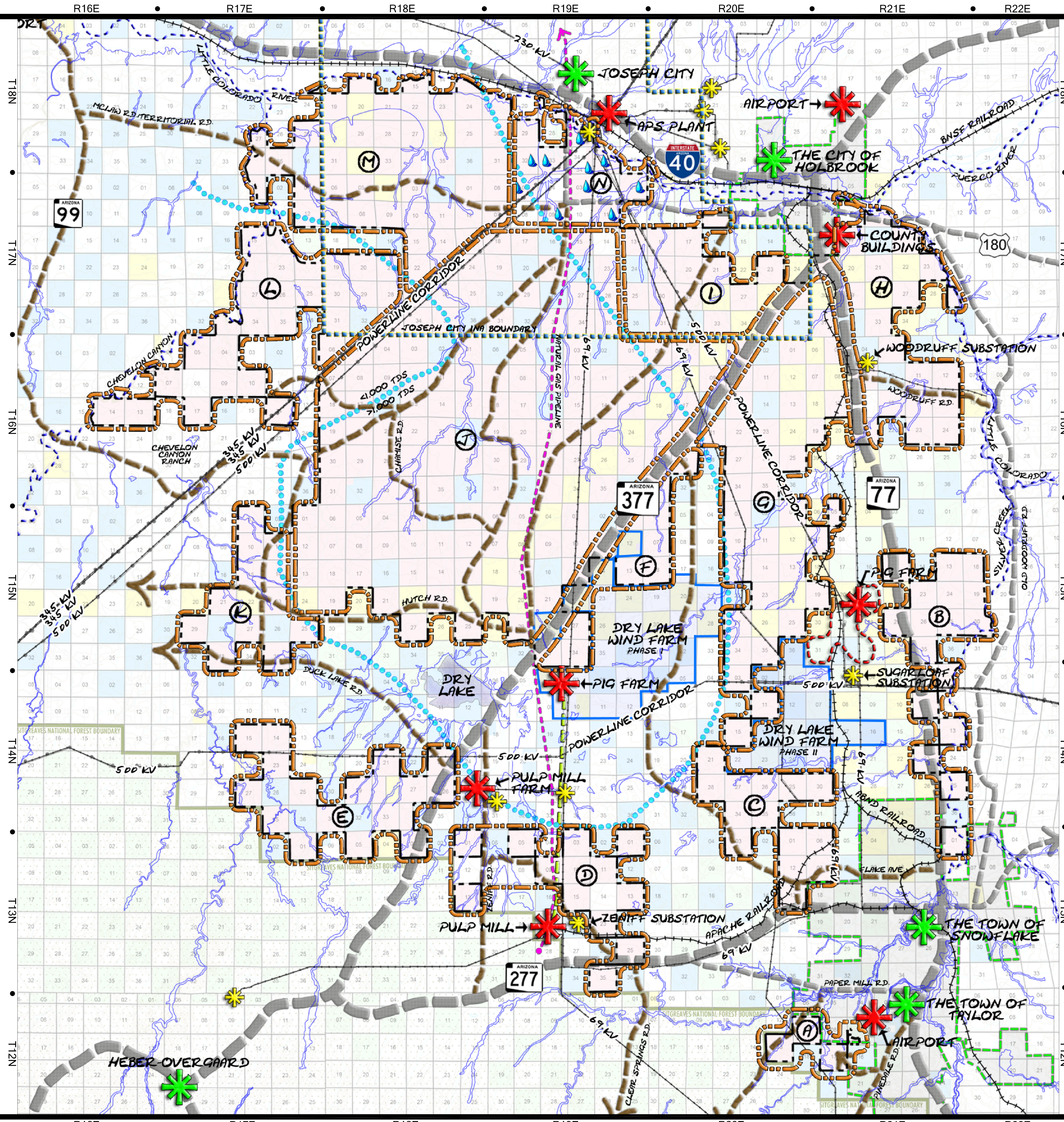
Aztec Area Plan

FIGURE 5
Site Analysis / Existing Conditions Map



Legend

- Aztec Area Plan Boundary
- FEMA Flood Zone A
- Streams
- Floodplain
- Water Quality Line
- Rivers/Creeks
- Wells
- Major Paved Roads
- Major Dirt Roaways
- Major Roadways
- Roadways
- Railroad Lines
- Transmission Lines
- Substations
- Planning Area Boundaries
- Existing Land Uses
- Existing Communities
- Natural Gas Lines
- Fiber Optic Line
- Joseph City INA Boundary

-Ownership

- Aztec
- Aztec - Minerals Only
- State of Arizona
- Bureau of Land Management
- Private

SCALE: 1"=+/-4MILES

2 MILES
4 MILES

NORTH

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IV. AZTEC AREA PLAN

A. Purpose

The Aztec Area Plan will serve as an adopted Area Plan in accordance with **Section 1.6, Applicability** of the Navajo County Comprehensive Plan. The Aztec Area Plan, as adopted by the Navajo County Board of Supervisors, is recognized as an approved, stand-along policy document that will guide decisions by the Planning and Zoning Commission and the Board of Supervisors concerning future growth and development of the Aztec property. The Aztec Area Plan is identified by reference within the Navajo County Comprehensive Plan. As such, all character areas designated within this plan shall replace the character area designations previously identified within the adopted 2004 Comprehensive Plan Land Use Map, as described in **Section 4.4** of the Navajo County Comprehensive Plan.

B. Intent

The intent of the Aztec Area Plan is to develop a template for the future for the Aztec property which accommodates growth in a manner that recognizes the needs and requirements of Navajo County and its citizens to achieve growth in a realistic, balanced and productive way that is consistent with its unique traditions and culture.

Census data for Navajo County from 2000 indicate that second homes represent an estimated 25% of the County's housing stock. More recently, between 2000 and 2006, the number of County building permits exceeded household growth by about 30%, indicating perhaps that the importance of second homes to the County's growth has increased at least prior to the recession of 2008-09. However, the concentration of existing second homes, and the area most likely to be affected by this trend in the future, is in southern Navajo County. Further north in the County, in the area Aztec occupies, employment rather than second homes will be the basis for, and driver of, future growth.

Old Navajo County Courthouse

The Aztec Area Plan is developed to recognize, therefore, that since the Aztec property is located primarily in the north County, employment related growth, rather than residential growth, will provide the critical mass for development in its part of the County. Planning for employment related growth, in turn, requires designation in advance of places for employment to occur which (1) support economic development, (2) have the necessary infrastructure either as potential or in place, (3) provide for long term efficient transportation connectivity, and (4) create land use patterns that are compatible with nearby existing land uses.

In the absence of viable long term plans, future employment uses are more likely to either be turned away for lack of a designated place to put them, or sited on an ad hoc basis with random results and land use conflicts that a "one-by-one" piecemeal approach produces. To avoid this, the methodology incorporated in the Aztec Area Plan is to site employment in areas which meet the criteria outlined above, so that residential uses, which will inevitably

arise from increased employment opportunity in the area of the County where there will be less residential-led growth, can be planned and compatibly located.

C. Aztec Area Plan Summary

The 228,040 acres of land owned by Aztec is the largest single private land holding in Navajo County and spans an area of approximately 356 square miles. While Navajo County as a whole is 9,949 square miles, approximately 82% of that land is within the Navajo, Hopi and White Mountain Apache Indian Reservations, the Apache Sitegraves National Forest, the Petrified National Forest, or is owned by the Bureau of Land Management and the State of Arizona. The majority of the remaining 1,790 square miles of land is located in the central portions of Navajo County, in the general areas surrounding Heber, Snowflake, Holbrook, and Winslow. The Aztec property is centrally located between these four existing communities, and because of its size and expanse is the most likely area for accommodating future growth in the north part of Navajo County over the next 20-50 years. As such, responsible planning for future growth is a critical condition precedent to thoughtful, constructive, and sustainable development within Navajo County.

Snowflake, Arizona

The Navajo County Comprehensive Plan provides general guidance and a policy framework for future growth within the County, but does not provide specific direction for development over the next 20-50 years. The Aztec Area Plan uses the Comprehensive Plan land use and circulation elements as a baseline, but provides a more detailed and focused level of planning to guide development within the Aztec property. Similar to the overall Comprehensive Plan, the Aztec Area Plan concentrates primarily on land use and circulation, but is focused specifically on the Aztec property. The Plan provides the tools to more clearly define near-term and long-term economic development and growth opportunities in a planned and sustainable way, while maintaining compatibility with the overall Comprehensive Plan.

The arrangement of land uses within the Aztec Area Plan is generally consistent with the Navajo County Comprehensive Plan, as it currently exists, with a few exceptions. **Figure 6**, *Character Area Comparison Map,* shows the Aztec Area Plan adjacent to the existing Navajo County Comprehensive Plan for comparison purposes. The Aztec Area Plan identifies a series of Community Villages where it anticipates major growth will occur over the next 20 to 50 years. In some cases, these areas are adjacent to, and extensions of the existing urbanized areas of Holbrook and Snowflake, and in some cases these are entirely new areas that are anticipated to be developed in a suburban form as growth continues in the region. Lower-density Character Areas generally radiate out from the Community Villages, providing a transition from the higher density urban areas to more suburban and rural land uses. Additionally, the Aztec Area Plan identifies major commercial and industrial areas along existing main transportation corridors, rail lines, and areas where existing industrial or other highly intensive non-residential uses (such as the pig farms and the new wind energy project) occur. The designation of specific Character Areas for

commercial and industrial uses permits the identification of land with obvious characteristics suitable for such uses, and in the case of industrial uses, much needed pre-sited locations for the very necessary employment base that the region needs to achieve its economic development potential.

The overall pattern of land uses in the Aztec Area Plan is supported by a planned circulation framework which takes advantage of the existing highways, paved roadways and various graded dirt roads throughout the property. It is anticipated that as property develops in accordance with the plan, roadways will be improved as necessary, and in a manner in accordance with County policy, to support the level of density and intensity proposed within each development as they are planned in detail, designed and built.

LDS Temple in Snowflake

D. Land Use Character Area Definitions

The Aztec Area Plan utilizes the existing land use character areas as defined within the Comprehensive Plan to the greatest extent possible, but provides slightly modified definitions, and includes four new land use character area designations to specifically encourage commercial/office, industrial/employment, agricultural activities, and future power-line corridors within appropriate locations. Similar to the Navajo County Comprehensive Plan, virtually every zoning designation is allowed in every character area. The character areas simply provide a general framework for development within the Aztec Area Plan rather than establish a more precise guide that mirrors a zoning district map. Each character area defines the word "development" as "those areas where the property owner(s) desire to initiate a subdivision plat or a zone change in order to process a subdivision plat, or initiate site plans for possible new commercial/industrial locations, according to state statutes and Navajo County Ordinances". Each land use character area is more specifically defined below.

1. Aztec Rural Ranch

The purpose of the Aztec Rural Ranch (Rural Ranch) character area is to preserve the open character of land traditionally used for ranching in Navajo County. Rural Ranch may include both low density residential and limited commercial and employment uses focused on adjacent highways and primary roadways. As a general guide, low density residential development within the Rural Ranch Character Area may develop between 0 – 0.2 dwelling units per acre (1 dwelling unit per 5+ acres) with smaller lots allowed within a subdivided development. Commercial and employment uses in Rural Ranch should be allowed only along paved access or rights-of-way and are encouraged at highway and major roadway intersections. Industrial or storage uses in Rural Ranch

should be screened from views from highways and major roadway rights-of-way. Utilities and energy generation facilities are also encouraged within this character area.

A "development" may occur in any zoning district within the character area, provided it complies with the subdivision regulations. All zoning districts may be applied within this character area via a zone change request as applicable.

2. Aztec Rural Edge
The purpose of the Aztec Rural Edge (Rural Edge) character area is to provide lower density developments adjacent to Community Village areas or primary transportation corridors. Rural Edge is typically designated as a transition to areas planned for higher density development and for areas within close proximity to existing or planned transportation corridors. Rural Edge may include both low-to-medium density residential and limited commercial and employment uses. As a general guide, low-to-medium density residential development within the Rural Edge Character Area may develop between 0.2 – 1.0 dwelling units per acre (1 dwelling unit per 1 to 5 acres) with smaller lots allowed within a subdivided development. Commercial and employment uses in Rural Edge are allowed and are encouraged to be located along paved access or rights-of-way and highway intersections. Any industrial or storage uses in Rural Edge should be screened from views from highways and major roadway rights-of-way. Utilities and energy generation facilities are also encouraged in this character area.

A development may occur in any zoning district within this character area, provided it complies with the subdivision regulations. All zoning districts may be applied within this character area via a zone change request as applicable.

3. Aztec Community Village
The purpose of the Aztec Community Village (Community Village) character area is to provide large areas with higher density residential development with a mix of related commercial, employment, industrial, institutional and recreational uses extending from highway corridors, highway intersections, future major roadways and existing communities in a more urban setting. Community Village is an appropriate and encouraged location for uses such as master planned communities, commercial and office developments, employment uses, medical, hospitality, educational facilities, and other uses compatible with urban-type developments. All zoning districts may be applied within this character area via a zone change request as applicable.

All subdivision developments in Community Village should have paved access. Residential subdivision developments have no minimum or maximum density requirements, but may generally range from 1.0 – 10+ dwelling units per acre. Any new development should mitigate potential impacts of the uses on established development and provide appropriate buffers between residential and non-residential uses. Industrial and storage uses should be screened from views from all rights-of-way and should have a setback of at least that required for the zone adjacent to the non-residential land uses.

Community Village is most appropriate adjacent to existing communities, new planned communities or as part of a local area community master plan. Community Village could either be 1) annexed into an incorporated municipality and developed in conformance with the municipality's regulations, or 2) developed subject to this plan and the subdivision regulations and requirements on Navajo County.

4. Aztec Commercial/Office District
   The purpose of the Aztec Commercial/Office District (Commercial/Office) is to promote and encourage a variety of commercial, retail, office, hotels/motels, and other service-related uses that will support the needs of the residential population and employment centers that serve the entire community or region. Major retail centers, restaurants, service stations, office buildings, and other intensive commercial uses should be located in areas that are highly visible and accessible and will serve a regional population. High density residential uses are also allowed within the Commercial/Office District.

   All zoning districts, with the exception of rural residential designations, are allowed within this character area.

5. Aztec Industrial/Employment District
   The purpose of the Aztec Industrial/Employment District (Industrial/Employment) is to promote and encourage a wide range of large scale industrial uses, including heavy manufacturing, factories, construction yards, production or transfer of goods, research and development, warehousing, distribution, and support retail and office uses. Industrial districts should be located near or adjacent to major transportation facilities such as rail lines, major roadways, or airports and buffered from residential areas.

   All non-residential Navajo County zoning districts are appropriate in this character area.

6. Aztec Agricultural District
   The purpose of the Aztec Agricultural District (Agriculture) is to promote agriculture and farming activities associated with crops which could be used in development of the Aztec property, including trees, turf, parks, and greenways where water resources are available either through on-site wells or water pipelines from existing off-site wells.

   All Navajo County zoning districts are appropriate within this character area.

7. Aztec Powerline Corridor Overlay Zone
   The purpose of the Aztec Powerline Corridor Overlay Zone (Powerline Overlay Zone) is to promote and encourage any future major transmission lines within the existing powerline corridor established on the property. The Powerline Overlay Zone is approximately one mile wide, with ample room for additional future transmission lines to be located through the property as needed. Since this is an overlay district, all uses and appropriate zoning district within the underlying land use character area are allowed.

E. Land Use Character Area Plan

As described above, the Aztec Area Plan includes seven land use character areas, one being an overlay zone. The designation of individual character areas generally follow section lines with a few exceptions where major roads or utility corridors cross through sections. It should be noted that while all of the Aztec property is included in the Area Plan, there is a significant amount of land surrounding and internal to the Aztec property that is not included, including State land, Federal land, and private land not owned by Aztec. For all of this land, the existing Character Areas defined within the adopted Navajo County Comprehensive Plan shall remain as part of the Navajo County Comprehensive Plan.

Figure 7, *Aztec Area Plan Character Area Map*, graphically represents the character areas for all of the Aztec property. As is the case with the adopted Comprehensive Plan Character Area Map, the Aztec Area Plan Character Area Map is dynamic and based on assumptions about the future. Over time, community needs and priorities may change, and amendments to the Aztec Area Plan may be necessary from time to time as requested by the land owner.

The Character Areas have been arranged throughout the property to take advantage of existing and future opportunities and constraints associated with the property, including existing land uses, existing and planned roadways, existing railway corridors, natural topography and vegetative communities, location and quality of groundwater, proximity to existing communities (Holbrook and Snowflake), natural features such as major washes, creeks, and rivers, and scenic beauty. The plan is also supported by a primary circulation framework that utilizes existing highways, paved roadways and various dirt roads to the greatest extent possible, as discussed further below.

F. Circulation System

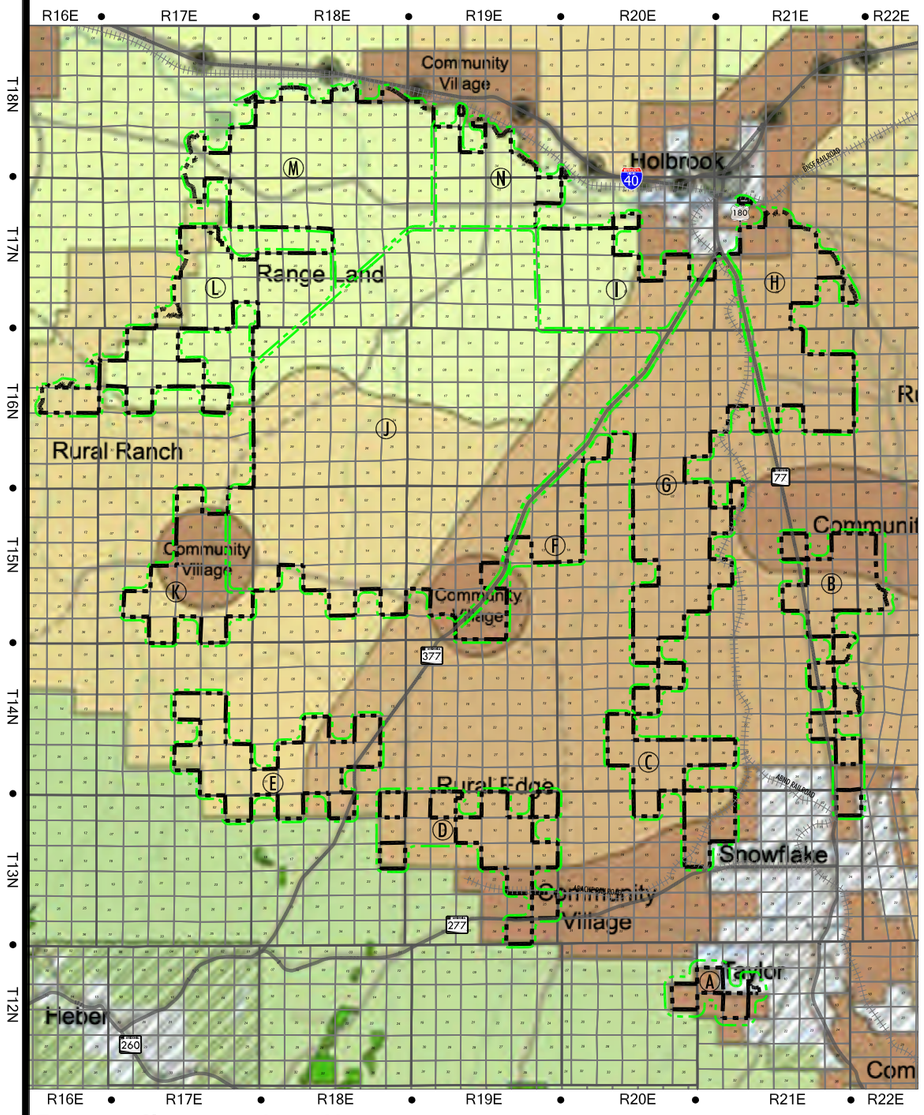
The Aztec Area Plan utilizes the existing roadway system as the basis of its overall circulation plan. State Routes 377, 277, and 77 provide regional and local access to the property, and will continue to be the primary access points for a majority of the planning area. A series of existing paved and dirt roads will provide the secondary layer of access to the property. As property develops within the various character areas over time, the roadway system will be improved as necessary to ensure safe, adequate roadway capacity to meet circulation and access needs for all existing and new development. The circulation framework is identified on **Figure 8**, *Circulation Exhibit*.

In addition to vehicular circulation, the Aztec Area Plan will rely heavily on the BNSF mainline railroad, and more importantly, the Apache Railroad spur line, to enable industrial development along the rail corridor. The Apache spur line in particular provides an important opportunity to attract major industrial users to the Aztec property and the north County, providing a significant potential for much needed economic development and employment opportunities to the region.

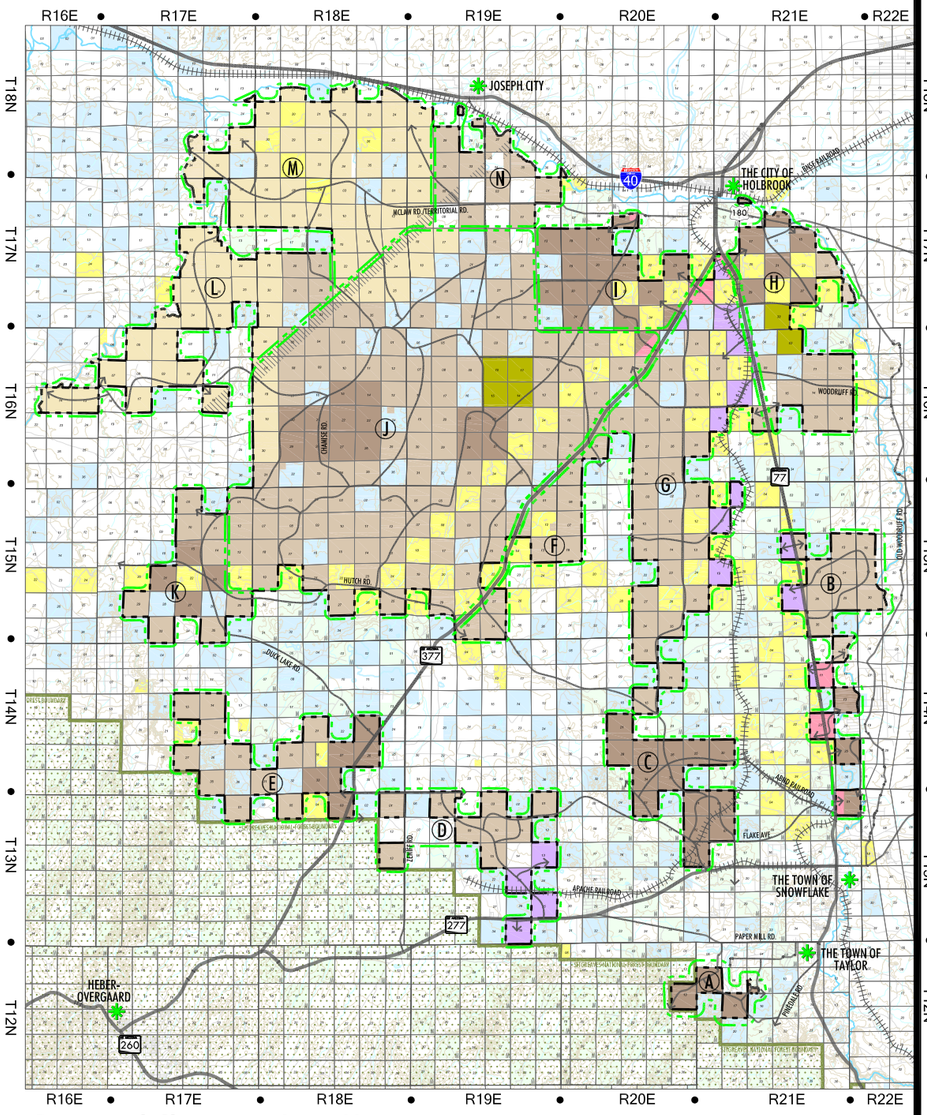
The Circulation Exhibit identifies the existing state highways and various primary roadways that will form the basis of the overall roadway network for the Aztec property as it develops over time. In most cases, the internal roadways shown on **Figure 8** follow existing roadway alignments through the property, some of which are paved roads and many of which are both maintained and un-maintained dirt roads. As development occurs, the roadway system will need to be enhanced as necessary to provide safe and adequate roadway capacity to meet the circulation and access needs of the development. Additionally, due to the fragmentation of the Aztec property, in some cases future right-of-way and/or butterfly easements may be necessary on private, State and/or Federal land in order to provide needed access to various parcels. These sections of right-of-way and/or easements will be coordinated with the appropriate property owner(s) as they become necessary to serve future development.

Aztec Area Plan

FIGURE 6
Character Area Comparison Map



Existing Character Area Map



Proposed Character Area Map

Legend

- Aztec Area Plan Perimeter Boundary
- Planning Area
- Planning Area Boundaries

-Existing Character Areas

- Range Land
- Rural Ranch
- Rural Edge
- Community Village
- Recreation
- Environmentally Sensitive Development Area

-Proposed Character Areas

- Agriculture
- Rural Ranch
- Rural Edge
- Community Village
- Commercial/Office
- Industrial/Employment
- Powerline Corridor Overlay

-Transportation

- Highway/Interstate
- Primary Roadway
- Rail Line

-Ownership

- Aztec - Minerals Only
- State of Arizona
- Bureau of Land Management
- Private
- Sitgreaves National Forest Boundary

SCALE: 1" = +/-6 MILES

3 MILES

6 MILES

NORTH

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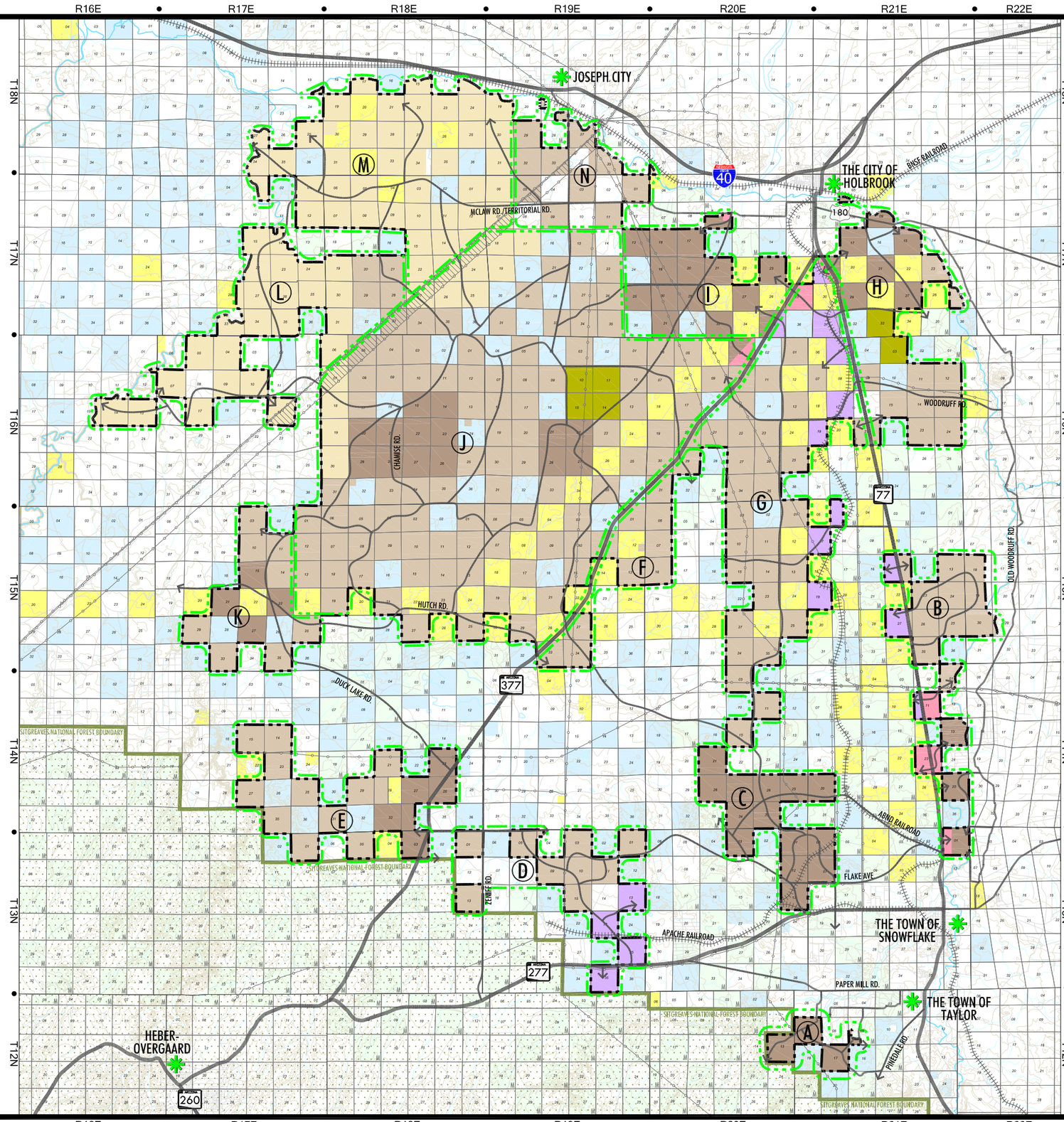
Aztec Area Plan

FIGURE 7
Character Area Map



Legend

- Aztec Area Plan Perimeter Boundary
- Powerline Corridors

-Character Area

- Planning Area
- Planning Area Boundaries
- Agriculture
- Rural Ranch
- Rural Edge
- Community Village
- Commercial/Office
- Industrial/Employment
- Powerline Corridor Overlay

-Transportation

- Highway/Interstate
- Primary Roadway
- Rail Line

-Ownership (Not Part of Area Plan)

- Aztec - Minerals Only
- State of Arizona
- Bureau of Land Management
- Private
- Sitgreaves National Forest Boundary

Note: All Non-Aztec Property (Including State of Arizona, Bureau of Land Management and Private Land) within the Aztec Area Plan Perimeter Boundary is not included in the Aztec Area Plan.

SCALE: 1"= +/-4MILES

2 MILES

4 MILES

NORTH

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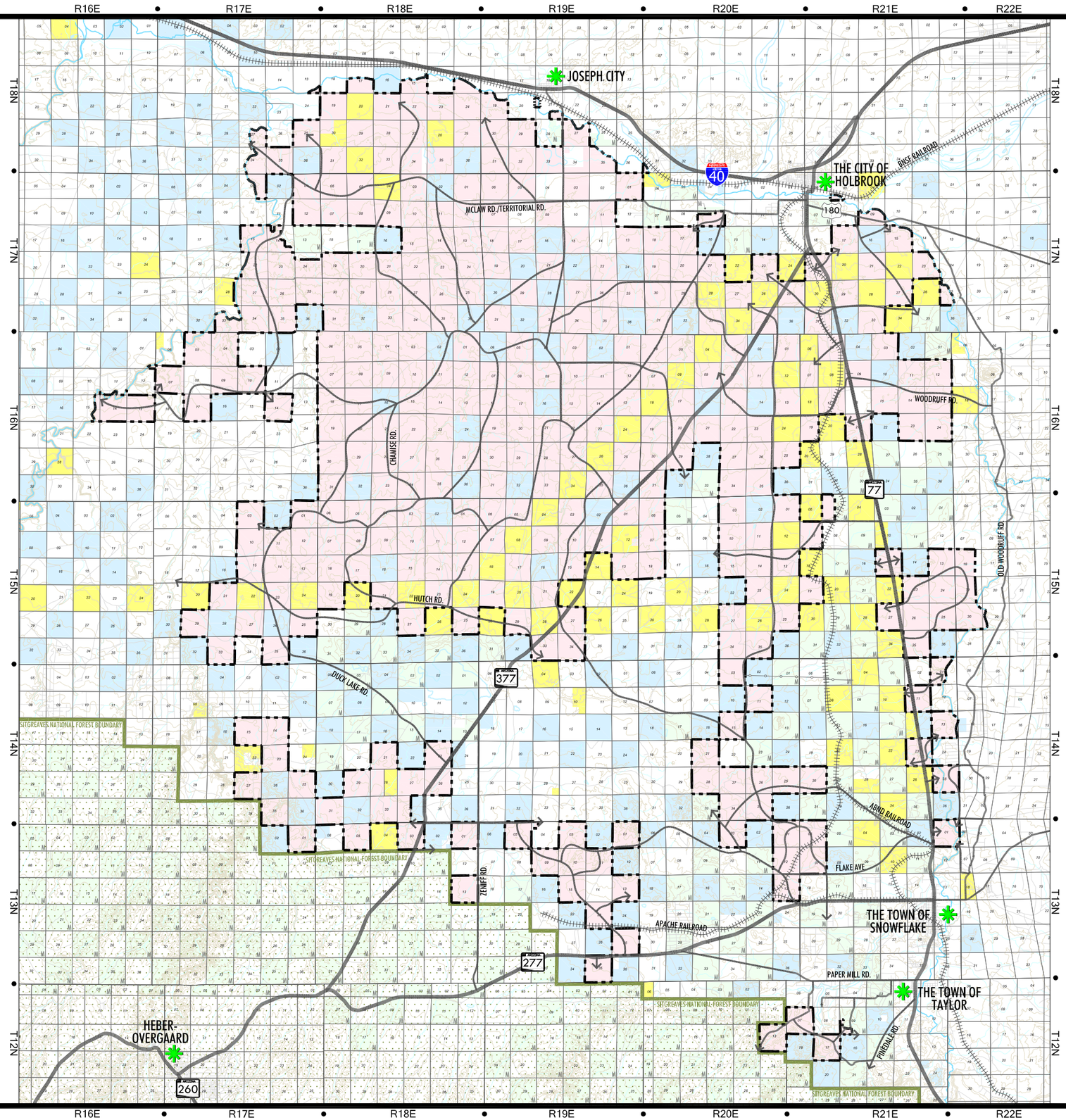

Aztec Area Plan

FIGURE 8
Circulation Map

Legend

- Aztec Area Plan Perimeter Boundary

-Transportation

- Highway/Interstate
- Primary Roadway
- Rail Line

-Ownership

- Aztec
- Aztec - Minerals Only
- State of Arizona
- Bureau of Land Management
- Private
- Sitgreaves National Forest Boundary

SCALE: 1" = +/-4MILES

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4 MILES

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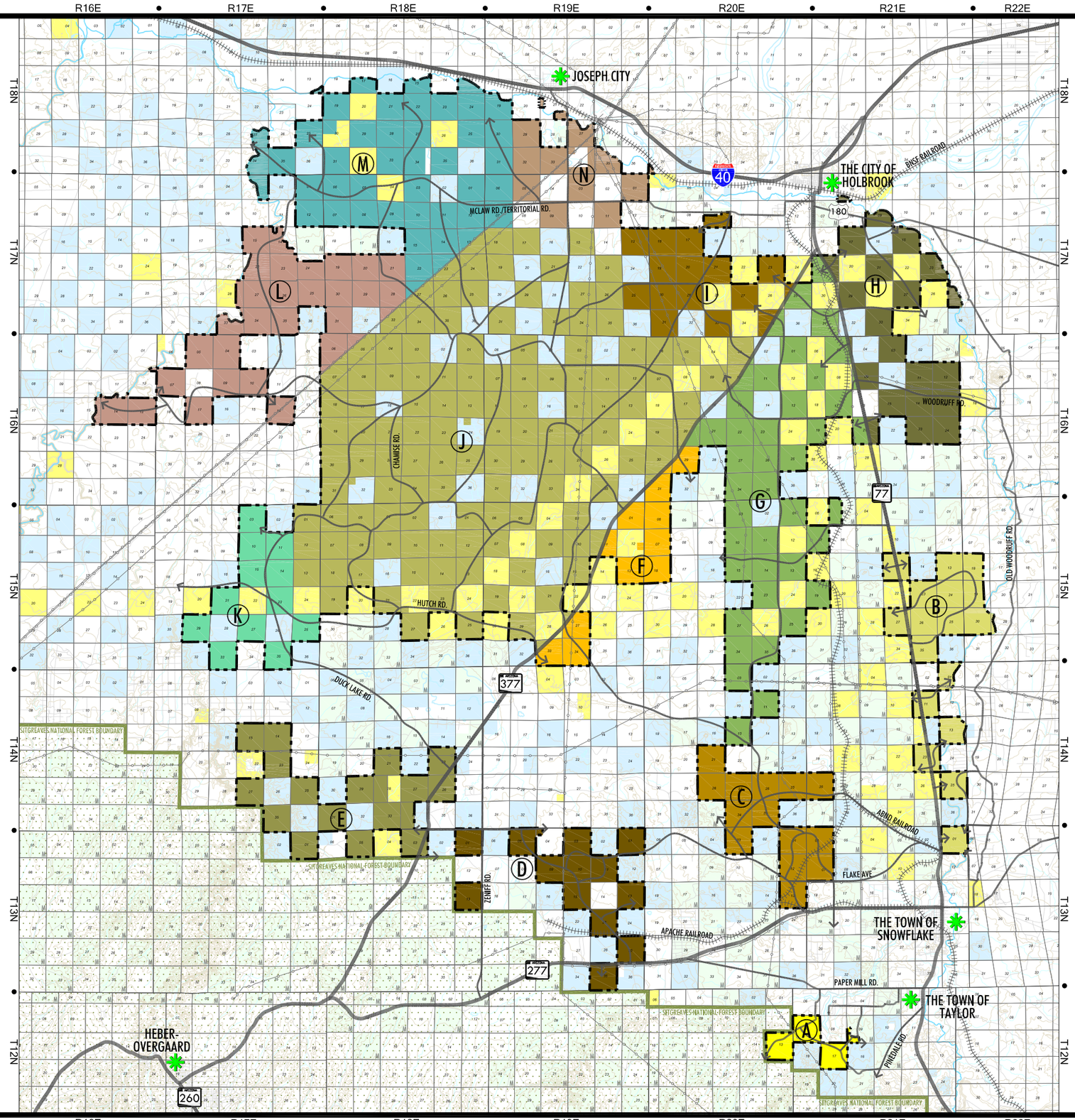
G. Planning Areas

Due to the size of the Aztec property, the Aztec Area Plan is arranged in a series of planning areas in order to focus the planning effort on smaller, more manageable groupings of land that have distinctive boundaries from a physical, character area or transportation perspective. Using this approach, the Aztec property is divided into fourteen planning areas, ranging in size from approximately 2,000 acres to over 71,000 acres of land. Each of the fourteen planning areas is configured with clearly defined boundaries, recognizing clusters of contiguous Aztec property and/or natural or man-made features such as major roadways, power line corridors, or significant changes in land use character. See **Figure 9**, *Planning Area Map* for a graphic depiction each of the fourteen planning areas.

In the pages that follow, a brief summary of each planning area is discussed. The summary includes the name, total size in acres, and a general description of the character and types of land uses anticipated within the planning area. The summary also includes a data table defining each character area, including the total acreage of each, projected residential density and unit range, and non-residential acreage.

Aztec Area Plan

FIGURE 9
Planning Area Map



Legend

- Aztec Area Plan Perimeter Boundary
- Powerline Corridors

-Planning Areas

- Planning Area
- Planning Area A - Taylor Ranch
- Planning Area B - Silver Creek Ranch
- Planning Area C - Snowflake North
- Planning Area D - Mill Crossing
- Planning Area E - Porter Ranch
- Planning Area F - Pink Cliffs
- Planning Area G - Apache District
- Planning Area H - West Woodruff
- Planning Area I - Aztec Ranch
- Planning Area J - West Camp
- Planning Area K - Duck Lake
- Planning Area L - McCauley Ranch
- Planning Area M - Territorial Ranch
- Planning Area N - Well Field District

-Transportation

- Highway/Interstate
- Primary Roadway
- Rail Line

-Ownership (Not Part of Area Plan)

- Aztec - Minerals Only
- State of Arizona
- Bureau of Land Management
- Private
- Sitgreaves National Forest Boundary

SCALE: 1"= +/-4MILES

2 MILES

4 MILES

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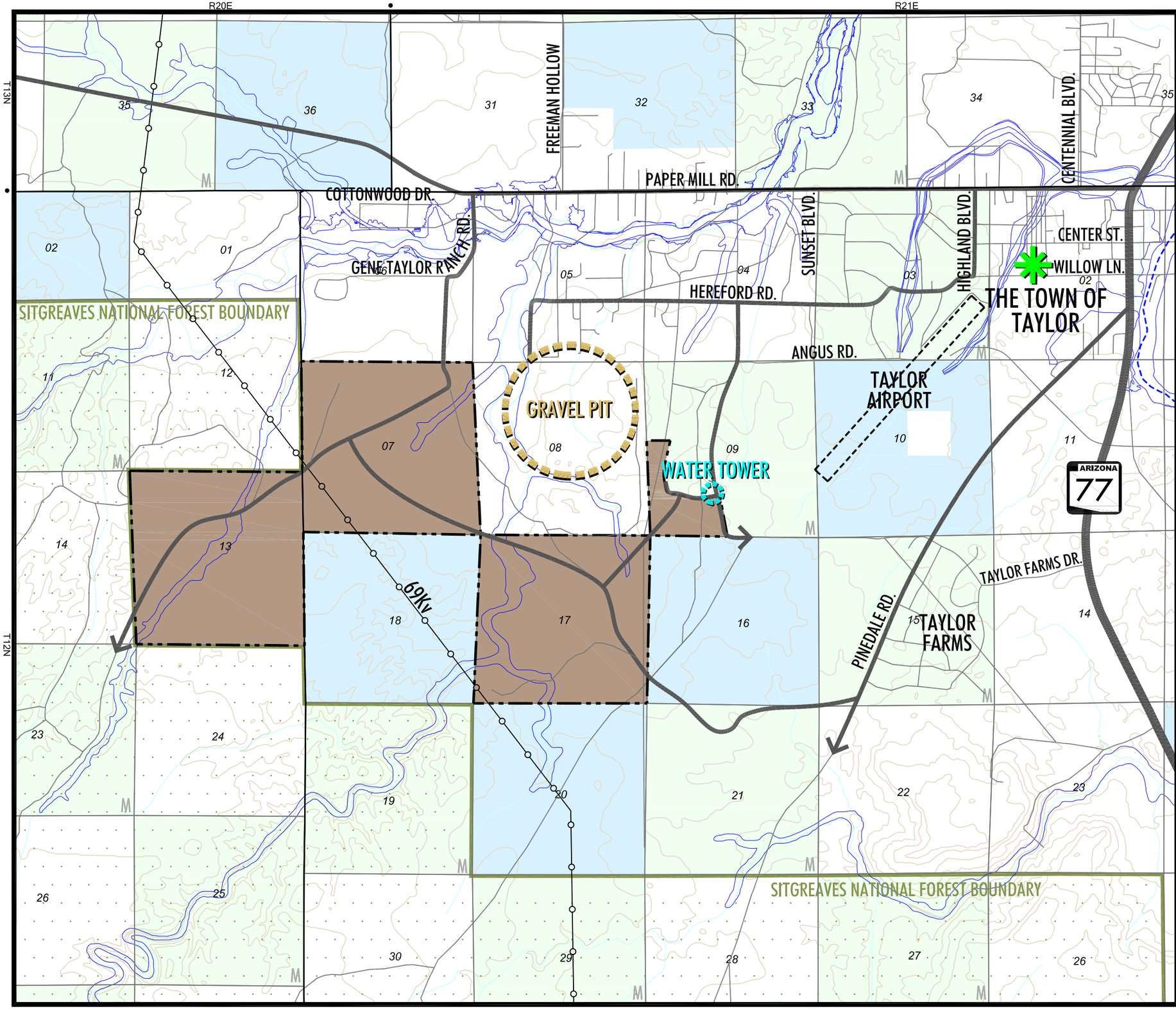
1. Planning Area A: Taylor Ranch
   The Taylor Ranch planning area includes just over three sections of land totaling approximately 1,995 acres immediately east of the Town of Taylor, and just south of the Town of Snowflake. All 1,995 acres of Taylor Ranch is designated as Aztec Community Village due to its immediate proximity to the communities of Taylor and Snowflake. Taylor Ranch can be characterized as a low density residential community with residential densities ranging from 1.0-2.0 dwelling units per acre. The estimated overall unit count for Taylor Ranch ranges from approximately 2,000 to 4,000 homes. See **Figure 10**, *Planning Area A: Taylor Ranch* for enlarged location and character area designations.

Table 1: Taylor Ranch Planning Area Data

Taylor Ranch	Character Area	Acres	Density (du/ac)		Estimated Dwelling Units	
			Low	High	Low	High
Area A	Community Village	1,995	1.0	2.0	2,000	4,000
Residential Subtotal		1,995			2,000	4,000
Total		**1,995**	**1.0**	**2.0**	**2,000**	**4,000**

Aztec Area Plan

FIGURE 10
Planning Area (A) -Taylor Ranch



Legend

- Character Area Perimeter Boundary
- Floodplain
- Power Line Corridors

-Character Area

- Community Village (1,994.8 acres)

-Transportation

- Highway/Interstate
- Primary Roadway
- Rail Line

-Ownership (Not Part of Area Plan)

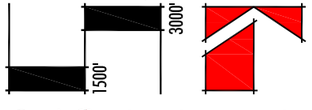
- Aztec - Minerals Only
- State of Arizona
- Bureau of Land Management
- Private
- Sitgreaves National Forest Boundary

Note: All Non-Aztec Property (Including State of Arizona, Bureau of Land Management and Private Land) within the Aztec Area Plan Perimeter Boundary is not included in the Aztec Area Plan.

Vicinity Map

SCALE: +/- 1"=3,000'

NORTH



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2. Planning Area B: Silver Creek Ranch

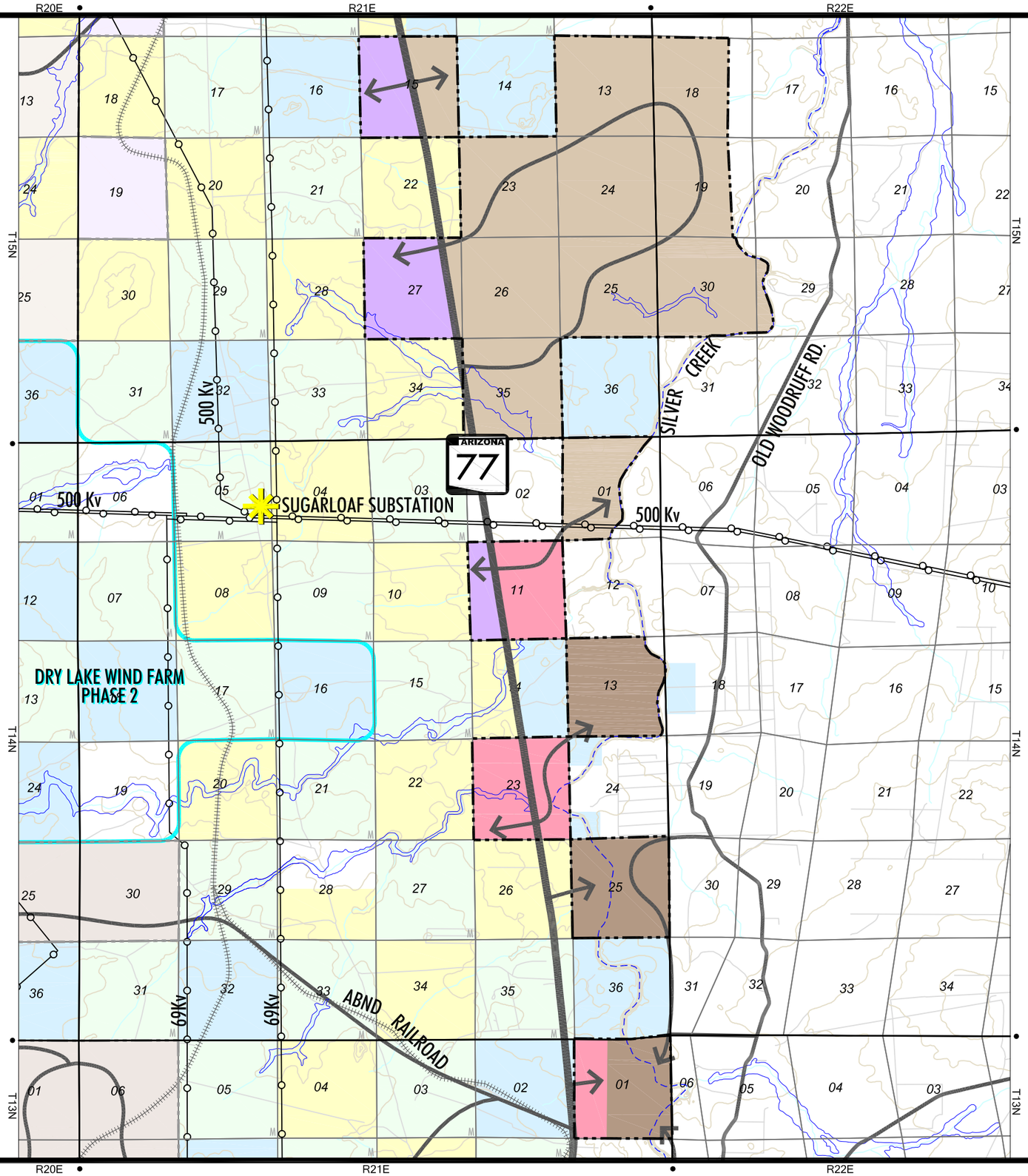
The Silver Creek Ranch planning area includes approximately 16 sections of land totaling 10,517 acres. Silver Creek Ranch is located north of the Town of Snowflake generally along the east side of State Route 77, with portions of four sections west of SR77. The most significant feature of this planning district is Silver Creek, which runs through this property creating a major focal point and amenity within this district. Character areas within this district include Commercial/ Office, Industrial/ Employment, Community Village and Rural Edge. The Commercial/Office uses are located along SR77 near the Town of Snowflake, providing opportunities for commercial services to residents in the area. The Industrial/ Employment land uses are in the northern portions of the district west of SR77, adjacent to the livestock farms to the west. The Community Village area is located just north of the Town of Snowflake along Silver Creek. The Rural Edge area is in the northern portion of this district, directly between the Town of Snowflake and the Town of Holbrook. It is anticipated that between 2,100 and 4,900 homes may be built within this district, which includes a density range of 0.2 to 0.5 dwelling units per acre. See **Figure 11**, *Planning Area B: Silver Creek* for enlarged location and character area designations.

Table 2: Silver Creek Planning Area Data

Silver Creek	Character Area	Acres	Density du/ac		Estimated Dwelling Units	
			Low	High	Low	High
Area B	Community Village	1,663	0.5	1.0	800	1,700
	Rural Edge	6,443	0.2	0.5	1,300	3,200
	Commercial/Office	1,303				
	Industrial/Employment	1,108				
Residential Subtotal		8,106			2,100	4,900
Non-Residential Subtotal		2,411				
Total		**10,517**	**0.20**	**0.47**	**2,100**	**4,900**

Aztec Area Plan

FIGURE 11
Planning Area (B) -Silver Creek Ranch



Legend

- Aztec Area Plan Perimeter Boundary
- Character Area Perimeter Boundary
- Floodplain
- Powerline Corridors

-Character Area

- Rural Edge (6,443.1 acres)
- Community Village (1,663.1 acres)
- Commercial/Office (1,303.0 acres)
- Industrial/Employment (1,108.0 acres)

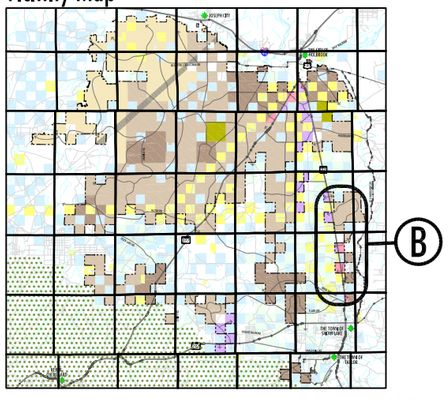
-Transportation

- Highway/Interstate
- Primary Roadway
- Rail Line

-Ownership

- Aztec - Minerals Only
- State of Arizona
- Bureau of Land Management
- Private

Vicinity Map



SCALE: +/- 1"=6,000'

3000' 6000'

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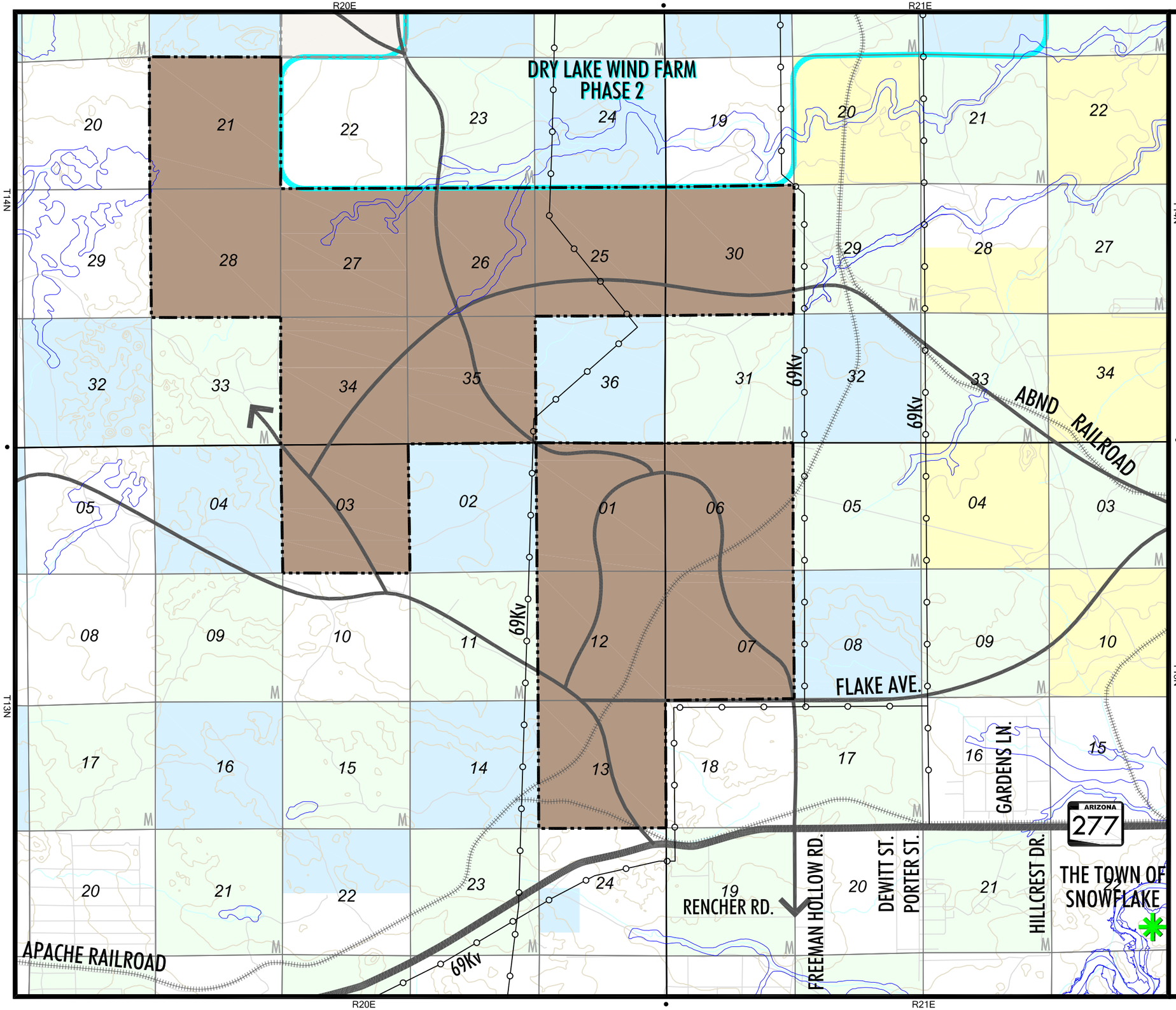
3. Planning Area C: Snowflake North
The Snowflake North planning area is a planned extension of the urban development pattern within the Town of Snowflake. This district includes 14 sections of land totaling approximately 8,946 acres. This district has excellent access from SR277 and various existing graded roads in the area. Snowflake North is bisected by the Apache Railroad line which currently serves the Pulp Mill further to the west, and bordered by a 69Kv power line recently built by APS. The planned uses in the district are designated as Community Village in keeping with topographic and scenic character of the district and surrounding area, and due to the proximity of the district to the Town of Snowflake which is immediately adjacent to the jurisdictional limits of the Town. The Snowflake General Plan identified various future access points that would connect directly into the southern portions of this district. Anticipated development of this district is as a mixed use master planned community with a variety of uses, including residential, commercial, employment, recreational, and other urban-related uses. It is anticipated that between 4,500 and 8,900 homes may be built within this district, and a significant amount of non-residential land uses to support the population of the entire area, including the areas around Snowflake and Taylor. See **Figure 12**, *Planning Area C: Snowflake North* for enlarged location and character area designations.

Table 3: Snowflake North Planning Area Data

Snowflake North	Character Area	Acres	Density du/ac		Estimated Dwelling Units	
			Low	High	Low	High
Area C	Community Village	8,946	0.5	1.0	4,500	8,900
Residential Subtotal		8,946			4,500	8,900
Total		**8,946**	**0.50**	**1.0**	**4,500**	**8,900**

Aztec Area Plan

FIGURE 12
Planning Area (C) -Snowflake North



Legend

- Aztec Area Plan Perimeter Boundary
- Character Area Perimeter Boundary
- Floodplain
- Powerline Corridors

-Character Area

- Community Village (8,946.0 acres)

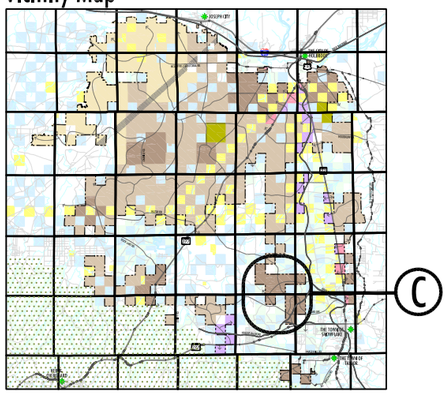
-Transportation

- Highway/Interstate
- Primary Roadway
- Rail Line

-Ownership

- Aztec - Minerals Only
- State of Arizona
- Bureau of Land Management
- Private

Vicinity Map



SCALE: +/- 1"=4,000'

4000'

2000'

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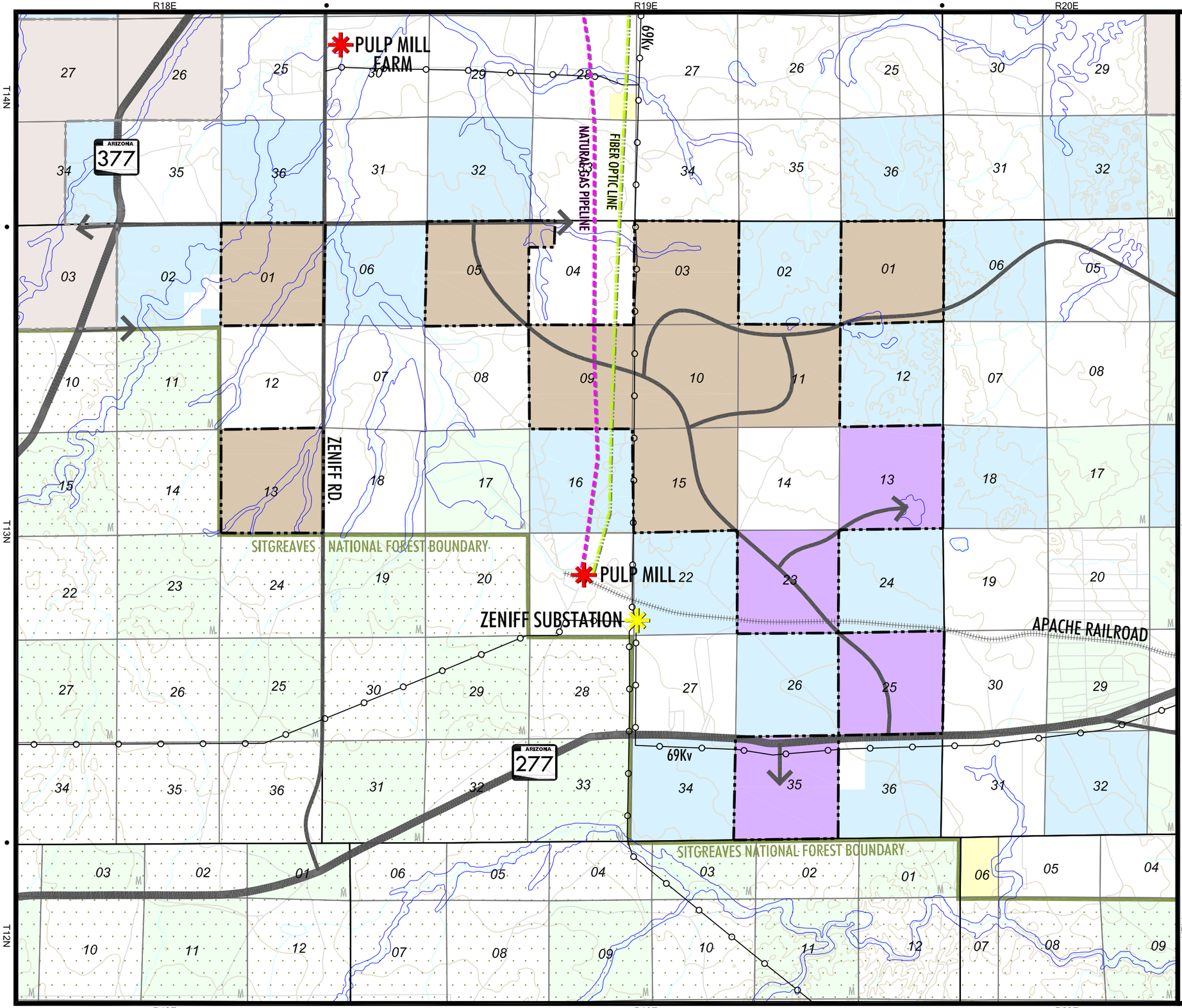
4. Planning Area D: Mill Crossing
The Mill Crossing planning area is approximately 8,344 acres, the future uses of which are broadly defined by the prominent existing land use influences and infrastructure in the area. The most significant of these influences include the nearby Catalyst Snowflake Paper Mill, the Renegy biomass facility and log yard, and the Apache Railroad line, which serves both. The district is bisected by two 69Kv power lines, one of them recently upgraded, and by a high capacity natural gas line which originates at I-40 west of Holbrook. This gas line serves the paper mill, the Towns of Snowflake and Taylor, and significant portions of the urbanized areas in the southern portion of the County. The district is served by State Route 277, and is close to the residential areas of Snowflake and Taylor. The southern four sections of this district, totaling approximately 2,542 acres, is planned as Industrial/Employment to take advantage of the existing pattern of development and the electrical, natural gas, fiber optic, rail and roadway transportation infrastructure adjacent to the property. This location is ideally suited for area-compatible major industrial and employment uses that can provide significant employment opportunities for the existing communities of Snowflake, Taylor and Heber-Overgaard, as well as future population within the Aztec property. The northern portion of this property includes just over nine sections totaling approximately 5,803 acres. This area is designated as Rural Edge, and is planned as a new residentially-based development with an estimated unit count of between 1,200 to 2,900 homes, with a density range of 0.14 to 0.35 over the entire district. See **Figure 13**, *Planning Area D: Mill Crossing* for enlarged location and character area designations.

Table 4: Mill Crossing Planning Area Data

Mill Crossing	Character Area	Acres	Density du/ac		Estimated Dwelling Units	
			Low	High	Low	High
Area D	Rural Edge	5,803	0.2	0.5	1,200	2,900
	Industrial/Employment	2,542				
Residential Subtotal		5,803			1,200	2,900
Non-Residential Subtotal		2,542				
Total		**8,344**	**0.14**	**0.35**	**1,200**	**2,900**

Aztec Area Plan

FIGURE 13
Planning Area (D) -MIll Crossing



Legend

- Aztec Area Plan Perimeter Boundary
- Character Area Perimeter Boundary
- Floodplain
- Powerline Corridors

-Character Area

- Rural Edge (5,802.6 acres)
- Industrial/Employment (2,541.8 acres)

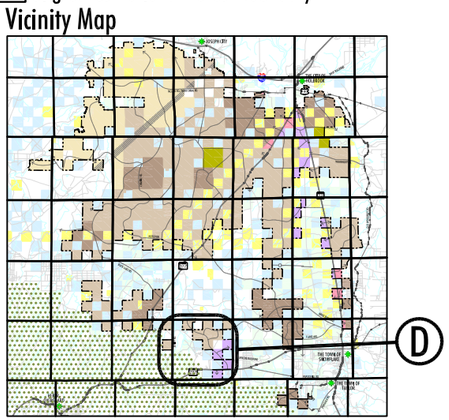
-Transportation

- Highway/Interstate
- Primary Roadway
- Rail Line

-Ownership

- Aztec - Minerals Only
- State of Arizona
- Bureau of Land Management
- Private
- Sitgreaves National Forest Boundary

Vicinity Map



SCALE: +/- 1"=5,000'

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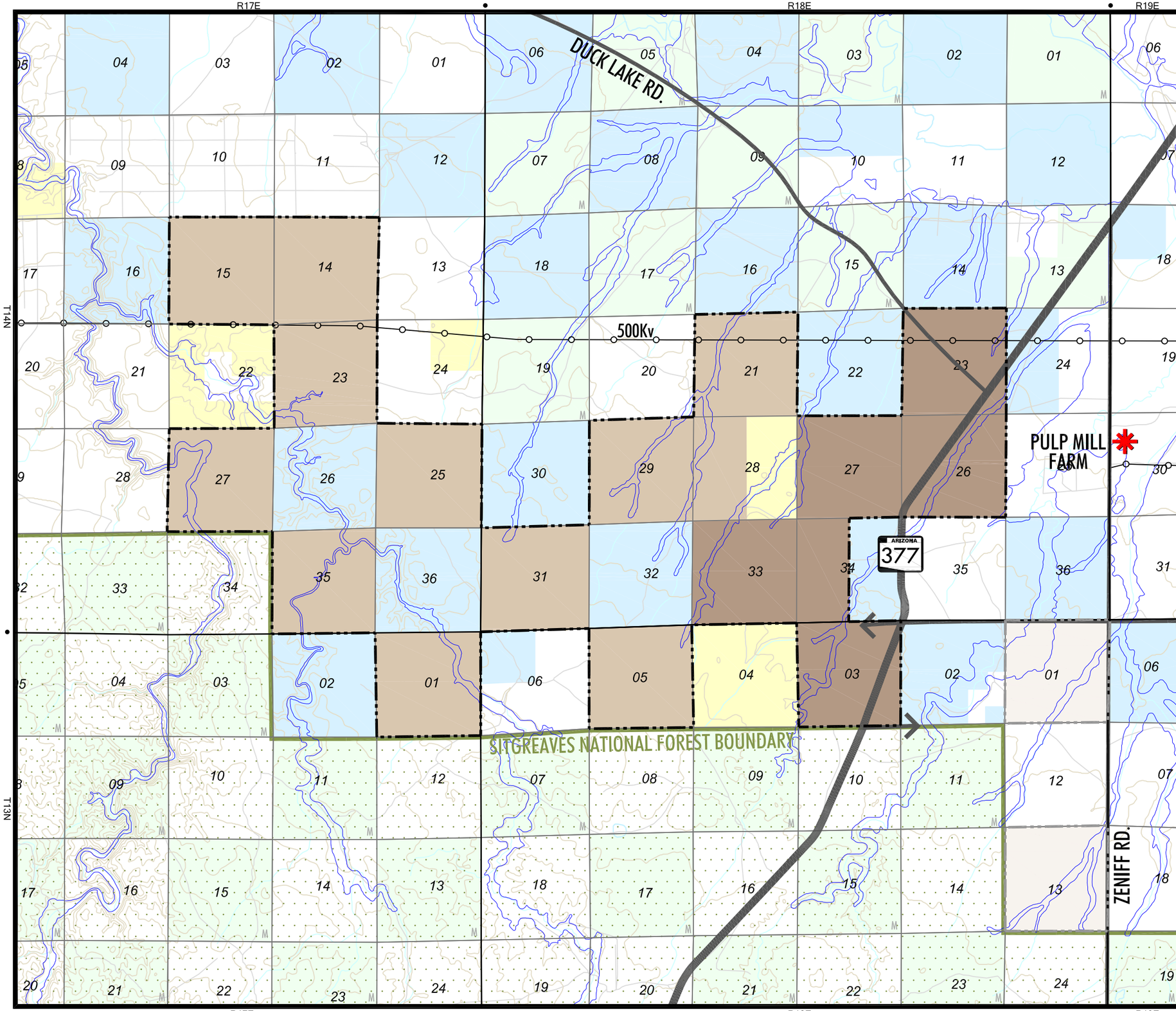
5. Planning Area E: Porter Ranch
The Porter Ranch planning area is approximately 10,923 acres located primarily west of SR377 just south of the Dry Lake area. This District includes 7,403 acres of land designated as Rural Edge, and 3,520 acre of land as Community Village. One of the potential uses that may occur within the western portion of the district is wind energy production. This is due to preliminary wind velocity studies that have identified this area as one of the most suitable locations for a wind farm in northern Arizona. However, it should be noted that this is just one potential use for this area. Residential development may also occur if a wind farm does not locate in this area. The eastern sections adjacent to SR377 are designated as Community Village. One of the concepts for this area is a residential master plan community which makes use of renewable technology, such as solar and wind energy production, water harvesting, the use of gray water for irrigation, and other local green technologies. This district includes a range of approximately 3,300 to over 7,200 residential units, and may fluctuate depending on if energy production facilities occur on the property. See **Figure 14**, *Planning Area E: Porter Ranch* for enlarged location and character area designations.

Table 5: Porter Ranch Planning Area Data

Porter Ranch	Character Area	Acres	Density du/ac		Estimated Dwelling Units	
			Low	High	Low	High
Area E	Community Village	3,520	0.5	1.0	1,800	3,500
	Rural Edge	7,403	0.2	0.5	1,500	3,700
Residential Subtotal		10,923			3,300	7,200
Total		**10,923**	**0.30**	**0.66**	**3,300**	**7,200**

Aztec Area Plan

FIGURE 14
Planning Area (E) -Porter Ranch



Legend

- Aztec Area Plan Perimeter Boundary
- Character Area Perimeter Boundary
- Floodplain
- Powerline Corridors

-Character Area

- Rural Edge (7,402.5 acres)
- Community Village (3,520.1 acres)

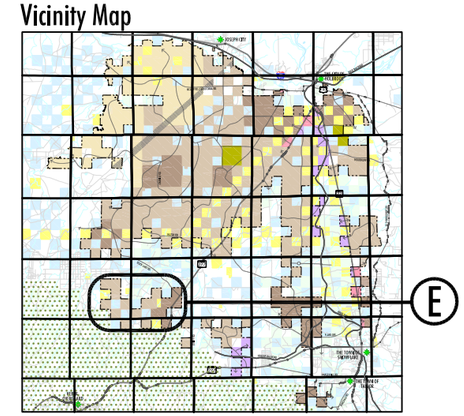
-Transportation

- Highway/Interstate
- Primary Roadway

-Ownership

- Aztec - Minerals Only
- State of Arizona
- Bureau of Land Management
- Private
- Sitgreaves National Forest Boundary

Vicinity Map



SCALE: +/- 1"=5,000'

2500' 5000'

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6. Planning Area F: Pink Cliffs
The Pink Cliffs planning area includes approximately 6,382 acres of land adjacent to SR377. Much of this land is adjacent to an existing Farmer John hog breeding facility and the recently completed Dry Lake I and II wind projects. With the success of the Dry Lake wind projects and the mapped wind velocities within this area, there is potential for future expansion of additional wind turbines into portions of the Pink Cliffs Planning Area. With these existing and planned uses within portions of this Planning Area, appropriate setbacks and buffers will be necessary to ensure compatibility with future land uses, particularly residential uses. Due to limitation of quality groundwater within this planning area, the planned residential density and dwelling unit count has been fixed (as opposed to a range as provided in other planning areas) based on a defined water allocation from existing wells in the northern portion of the Aztec property. Based on the designated water allocation, the entire planning area has been designated as Rural Edge with a density of 0.2 dwelling units per acre, for a total of 1,300 dwelling units. See **Figure 15**, *Planning Area F: Pink Cliffs* for enlarged location and character area designations.

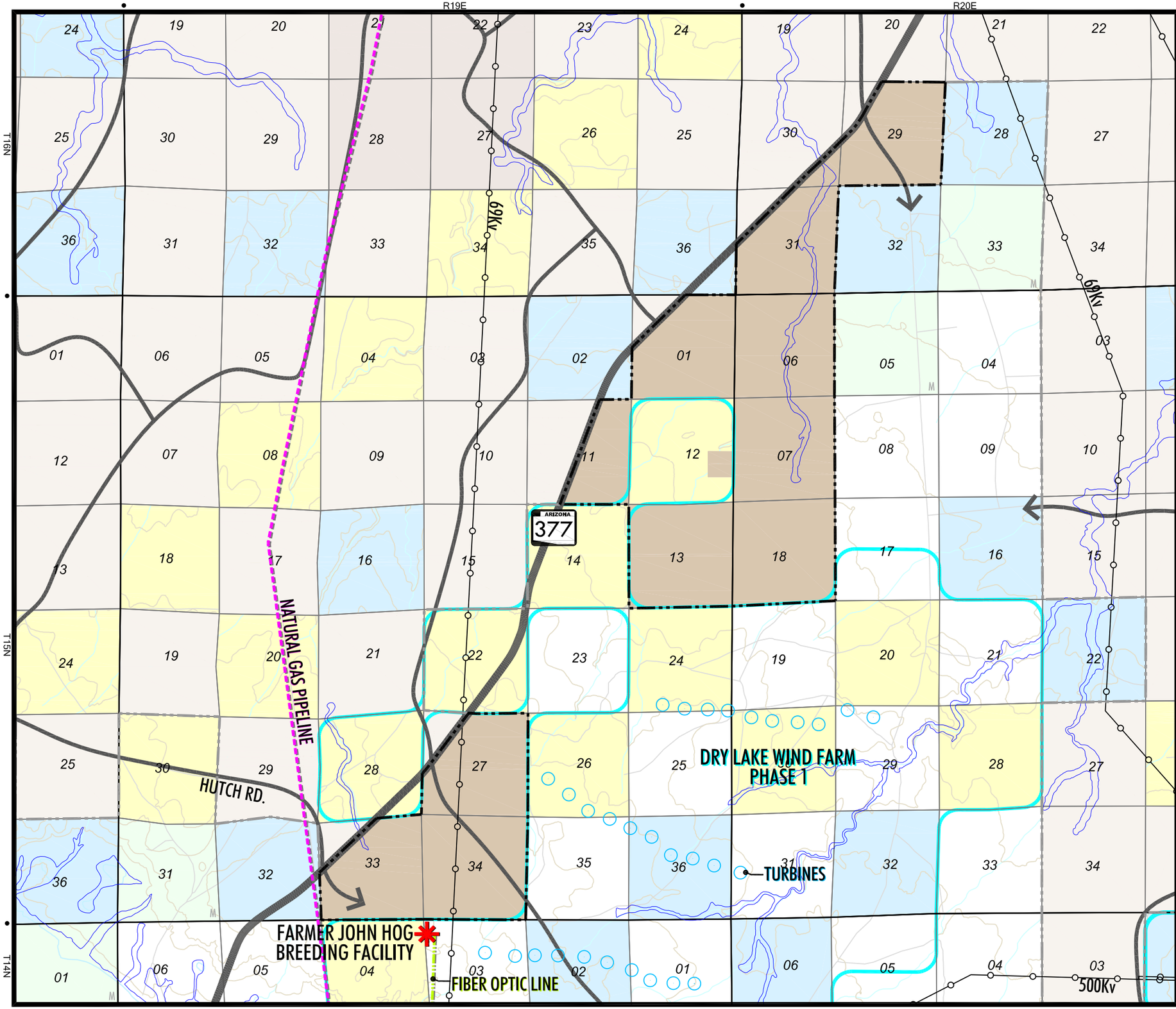
Table 6: Pink Cliffs Planning Area Data

Pink Cliffs	Character Area	Acres	Density du/ac		Dwelling Units	
			Low*	High*	Low*	High*
Area F	Rural Edge	6,382	0.2	0.2	1,300	1,300
Residential Subtotal		6,382			1,300	1,300
Total		**6,382**	**0.20**	**0.20**	**1,300**	**1,300**

* *Note: Due to water availability in the Pink Cliffs Planning Area, the density and dwelling unit count is a fixed number as opposed to an estimated range provided in other planning areas.*

Aztec Area Plan

FIGURE 15
Planning Area (F) -Pink Cliffs



Legend

- Aztec Area Plan Perimeter Boundary
- Character Area Perimeter Boundary
- Floodplain
- Powerline Corridors

-Character Area

- Rural Edge (6,381.5 acres)

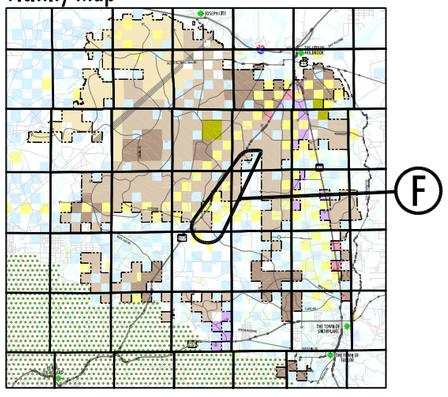
-Transportation

- Highway/Interstate
- Primary Roadway

-Ownership

- Aztec - Minerals Only
- State of Arizona
- Bureau of Land Management
- Private

Vicinity Map



SCALE: +/- 1"=5,000'

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2500'

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7. Planning Area G: Apache District

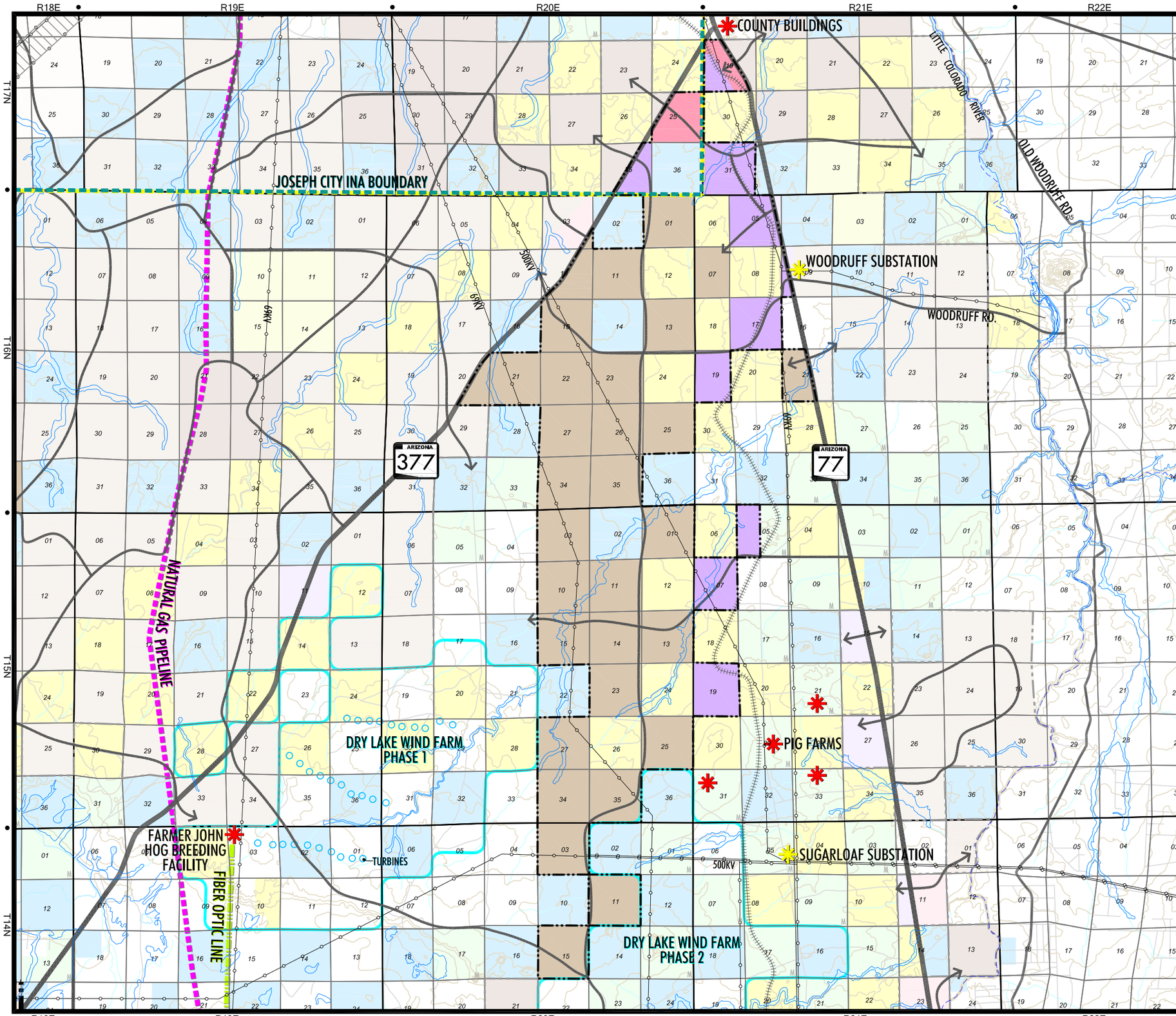
The Apache District planning area is shaped by the existing Apache Railroad line and is located in the land triangle between SR377 and SR77 north of the Dry Lake Wind Power project. The north end of this district borders the corporate boundary of Holbrook. This district includes approximately 23,852 acres of land and is one of the larger districts within the Aztec Area Plan. This district has three designated character areas, including Industrial/Employment, Commercial/Office and Rural Edge. Industrial/Employment land uses are identified along the Apache Railroad in order to accommodate transportation-oriented employment uses such as regional warehousing, manufacturing, distribution, and other light to heavy industrial uses that can take advantage of rail facilities and the proximity to the City of Holbrook, I-40, and the BNSF mainline. This area is traversed by power lines, has a high quality groundwater resource, and has good highway access to both SR 77 and SR 377. This district includes Commercial/Office near the intersection of SR377 and SR77, which is a primary location for commercial and retail services for the region. In the central portions of the district a high potential wind energy resource has been tentatively identified based on projected wind velocities. The remaining area is designated as Rural Edge with an estimated range of 3,700 to 9,400 residential lots at an overall density range of 0.16 to 0.39 units per acre. See **Figure 16**, *Planning Area G: Apache District* for enlarged location and character area designations.

Table 7: Apache District Planning Area Data

Apache District	Character Area	Acres	Density du/ac		Estimated Dwelling Units	
			Low	High	Low	High
Area G	Rural Edge	18,732	0.2	0.5	3,700	9,400
	Industrial/Employment	4,354				
	Commercial/Office	766				
Residential Subtotal		18,732			3,700	9,400
Non-Residential Subtotal		5,120				
Total		**23,852**	**0.16**	**0.39**	**3,700**	**9,400**

Aztec Area Plan

FIGURE 16
Planning Area (G) -Apache District



Legend

- Aztec Area Plan Perimeter Boundary
- Character Area Perimeter Boundary
- Floodplain
- Powerline Corridors

-Character Area

- Rural Edge (18,732.1 acres)
- Commercial/Office (766.3 acres)
- Industrial/Employment (4,353.6 acres)

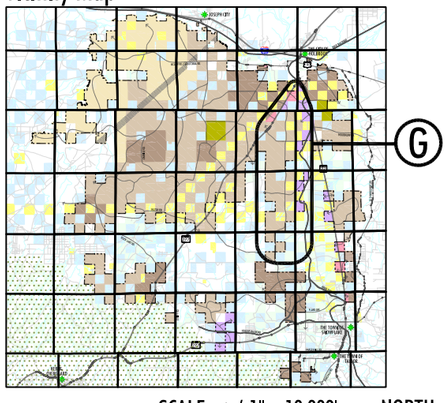
-Transportation

- Highway/Interstate
- Primary Roadway
- Rail Line

-Ownership

- Aztec - Minerals Only
- State of Arizona
- Bureau of Land Management
- Private

Vicinity Map



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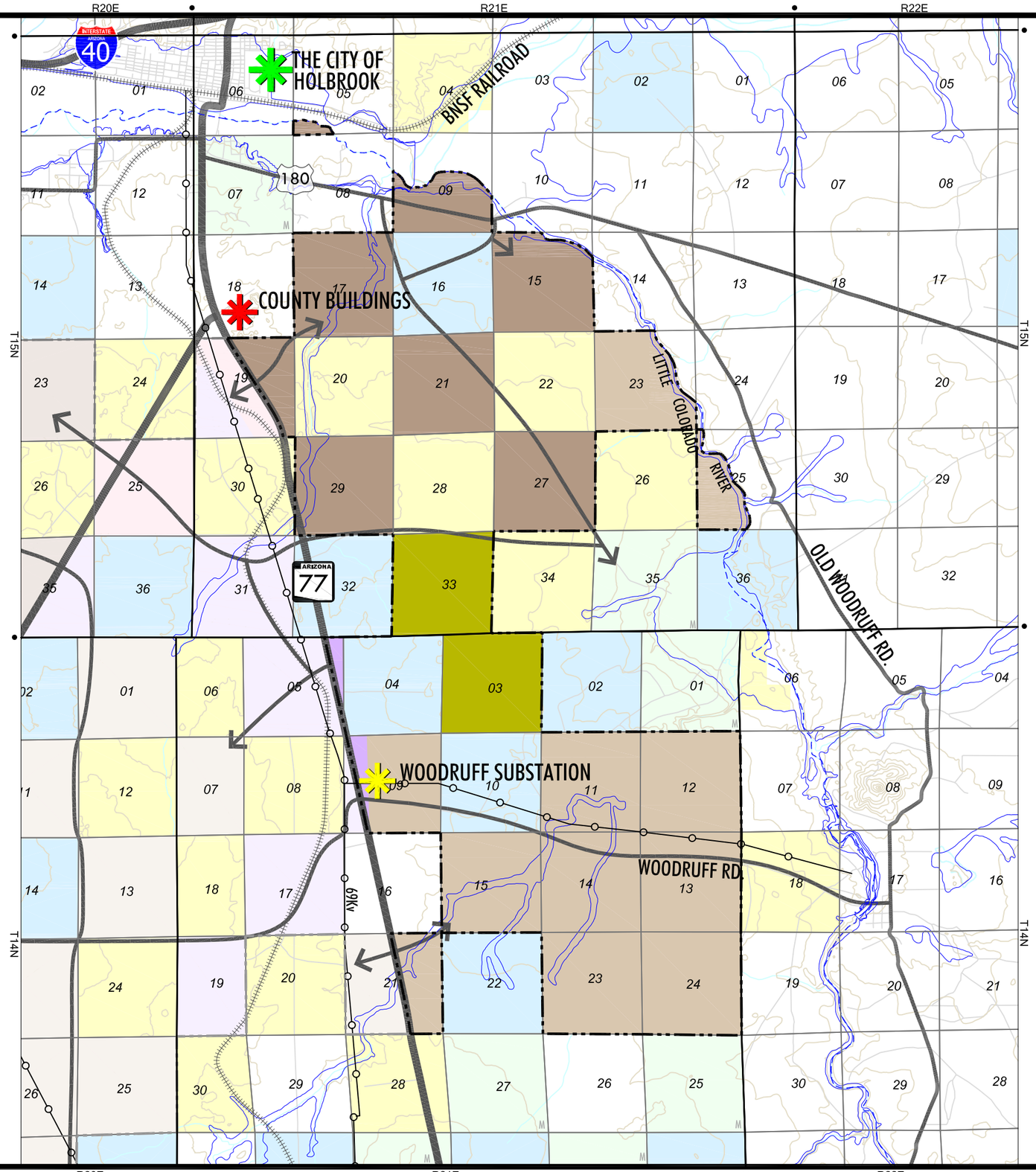
8. Planning Area H: West Woodruff
The West Woodruff planning area is approximately 11,136 acres including 18 section of land. West Woodruff is an area which begins, at its north end, immediately adjacent to the City of Holbrook with direct access from SR77 and Highway 180 and continues south to the vicinity of the Woodruff community. Due to its proximity to Holbrook, this district is anticipated to include a variety of uses in a master planned setting. The district includes a combination of Community Village, Rural Edge and two sections of land designated as Agriculture for farming. This district may include some workforce housing and at the north end, near SR 77 and Highway 180, higher density residential to support the housing demand in the City of Holbrook. Approximately 3,100 to 6,800 residential units are proposed within this district, with an average density of 0.28 to 0.61 dwelling units per acre. See **Figure 17**, *Planning Area H: West Woodruff* for enlarged location and character area designations.

Table 8: West Woodruff Planning Area Data

West Woodruff	Character Area	Acres	Density du/ac		Estimated Dwelling Units	
			Low	High	Low	High
Area H	Community Village	3,764	0.5	1.0	1,900	3,800
	Rural Edge	6,043	0.2	0.5	1,200	3,000
	Agriculture	1,275				
	Industrial/Employment	54				
Residential Subtotal		9,807			3,100	6,800
Non-Residential Subtotal		1,329				
Total		**11,136**	**0.28**	**0.61**	**3,100**	**6,800**

Aztec Area Plan

FIGURE 17
Planning Area (H) -West Woodruff



Legend

- Aztec Area Plan Perimeter Boundary
- Character Area Perimeter Boundary
- Floodplain
- Powerline Corridors

-Character Area

- Agriculture (1,275.3 acres)
- Rural Edge (6,042.8 acres)
- Community Village (3,764.1 acres)
- Industrial/Employment (54.0 acres)

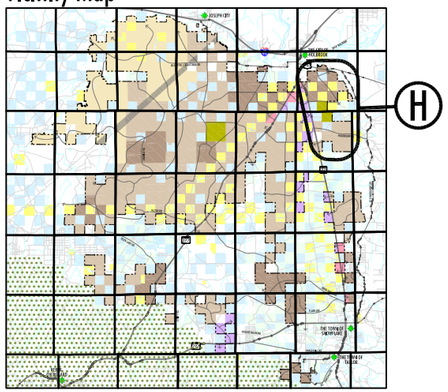
-Transportation

- Highway/Interstate
- Primary Roadway
- Rail Line

-Ownership

- Aztec - Minerals Only
- State of Arizona
- Bureau of Land Management
- Private

Vicinity Map



SCALE: +/- 1"=6,000'

3000' 6000'

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9. Planning Area I: Aztec Ranch

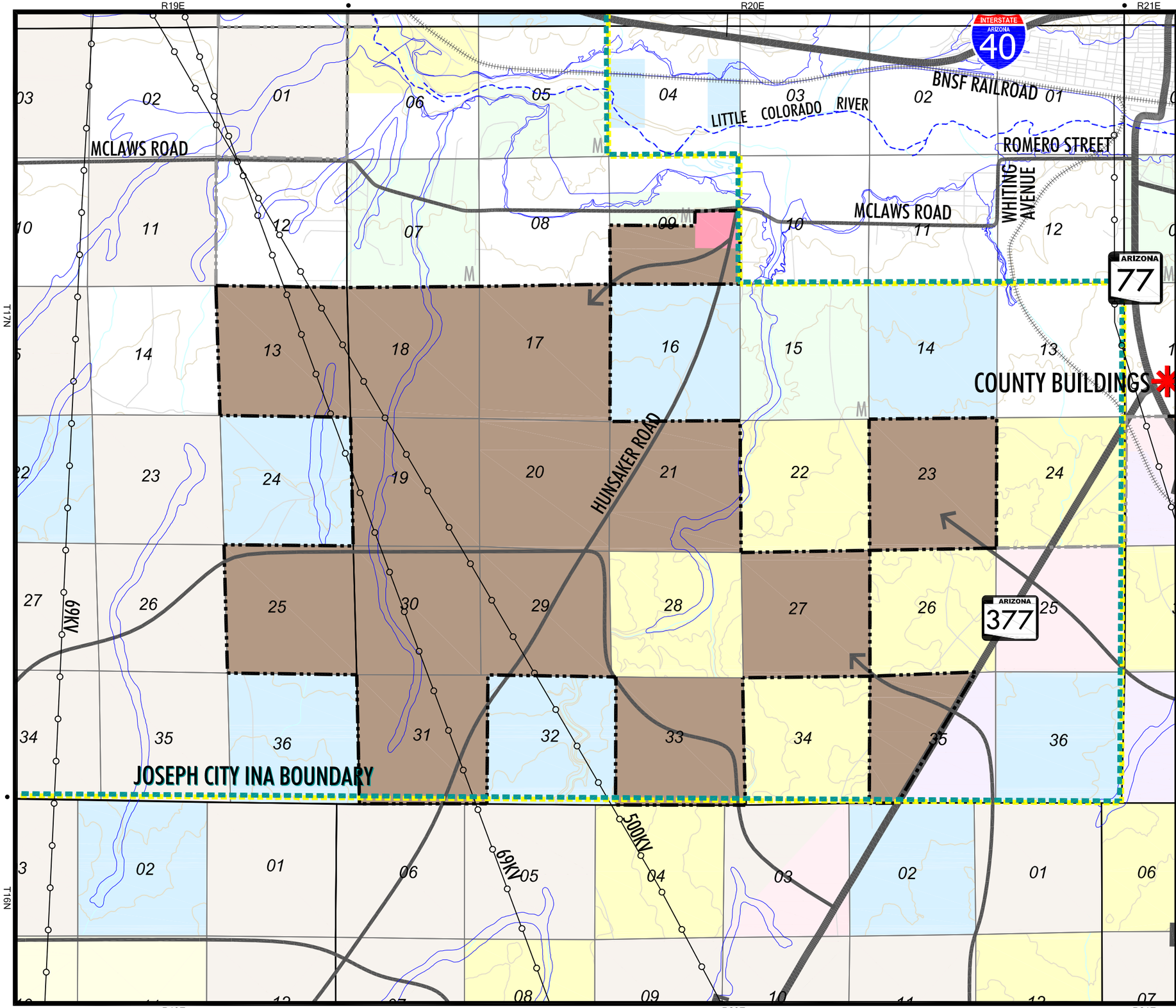
The Aztec Ranch planning area includes approximately 9,049 acres of land immediately southwest of the City of Holbrook. Aztec Ranch has direct access from SR377 on the east and McLaws Road on the north. This district is almost entirely within the Community Village character area and is planned as a large, master planned community that will provide a range of uses appropriate for a comprehensive, sustainable community. There is also a small amount of Commercial/Office designated along SR377, but additional commercial and office uses will be allowed within the Community Village areas. This district may include a variety of residential product types and densities, local and regional commercial services, office and employment uses to support the residential population. It is estimated that between 4,500 and 13,500 residential units and supporting commercial and employment services will be developed within this district at full build out. See **Figure 18**, *Planning Area I: Aztec Ranch* for enlarged location and character area designations.

Table 9: Aztec Ranch Planning Area Data

Aztec Ranch	Character Area	Acres	Density du/ac		Estimated Dwelling Units	
			Low	High	Low	High
Area I	Community Village	8,983	0.5	1.5	4,500	13,500
	Commercial/Office	66				
Residential Subtotal		8,983			4,500	13,500
Non-Residential Subtotal		66				
Total		**9,049**	**0.50**	**1.49**	**4,500**	**13,500**

Aztec Area Plan

FIGURE 18
Planning Area (I) -Aztec Ranch



Legend

- Aztec Area Plan Perimeter Boundary
- Character Area Perimeter Boundary
- Floodplain
- Powerline Corridors

-Character Area

- Community Village (8,982.6 acres)
- Commercial/Office (66.0 acres)

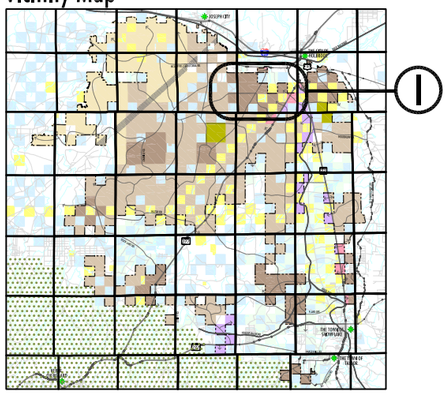
-Transportation

- Highway/Interstate
- Primary Roadway
- Rail Line

-Ownership

- Aztec - Minerals Only
- State of Arizona
- Bureau of Land Management
- Private

Vicinity Map



SCALE: +/- 1"=4,000'

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10. Planning Area J: West Camp

The West Camp planning area is the largest planning area at 79,373 acres. This area is located in the heart of the Aztec Area Plan and is located west of SR377 between Holbrook and Winslow. Some of the most beautiful property in the entire Aztec Area Plan falls within this district. This district will be accessed by a series of internal roadways utilizing existing routes to the extent possible. West Camp includes a mix of Community Village, Rural Edge, Rural Ranch, Agriculture and Commercial/Office character areas. A portion of the Powerline Corridor Overlay Zone also falls within this planning area. There are various clusters of Community Village areas within West Camp with the largest including approximately 10 sections of land near the western edge of the district. It is the intent of the plan for this area to create a complete mix of uses within this district. Due to the lack of quality groundwater within the planning area, the overall density and unit count is fixed at 0.22 dwelling units per acre and 17,700 total dwelling units. This density and unit count is based on a specific water allocation provided by private wells on the northern portion of the Aztec property (within Planning Area N, Well Field District). While the overall density is relatively low, there may be clusters of much higher density residential and non-residential development within the Community Village portions of this district. The Agricultural character area is designated to provide higher intensity agricultural production consistent with the land's historic and present uses. There is also the potential for wind energy production facilities within portions of this Planning Area. See **Figure 19**, *Planning Area J: West Camp* for enlarged location and character area designations.

Table 10: West Camp Planning Area Data

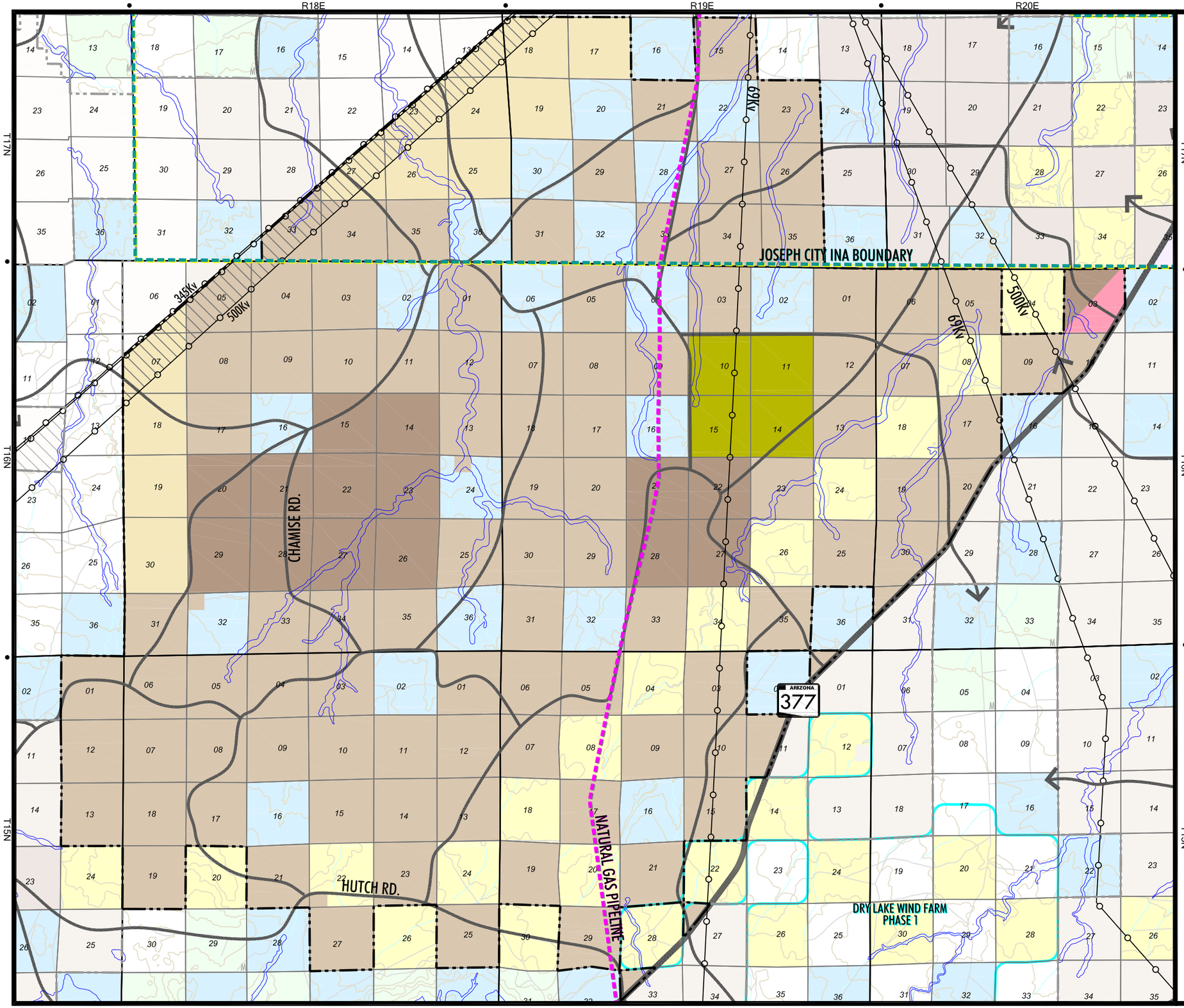
West Camp	Character Area	Acres	Density du/ac		Dwelling Units	
			Low*	High*	Low*	High*
Area J	Community Village	8,960	0.5	0.5	4,500	4,500
	Rural Edge	59,821	0.2	0.2	12,400	12,400
	Rural Ranch	7,712	0.1	0.1	800	800
	Agriculture	2,560				
	Commercial/Office	320				
	Powerline Overlay Zone	*2,802***				
Residential Subtotal		76,493			17,700	17,700
Non-Residential Subtotal		2,880				
Total		**79,373**	**0.22**	**0.22**	**17,700**	**17,700**

** Note: Due to water availability in the West Camp Planning Area, the density and dwelling unit count is a fixed number as opposed to an estimated range provided in other planning areas.*

***Note: Acreage not included in totals. All areas within the Powerline Overlay Zone are counted within the underlying Character Area designation.*

Aztec Area Plan

FIGURE 19
Planning Area (J) -West Camp



Legend

- Aztec Area Plan Perimeter Boundary
- Character Area Perimeter Boundary
- Floodplain
- Powerline Corridors

-Character Area

- Agriculture (2,560.0 acres)
- Rural Ranch (7,711.7 acres)
- Rural Edge (59,821.3 acres)
- Community Village (8,960.0 acres)
- Commercial/Office (320.0 acres)
- Powerline Corridor Overlay (2,802.4 acres)

-Transportation

- Highway/Interstate
- Primary Roadway

-Ownership

- Aztec - Minerals Only
- State of Arizona
- Bureau of Land Management
- Private

Vicinity Map

SCALE: +/- 1"=8,000'

4000' 8000'

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11. Planning Area K: Duck Lake

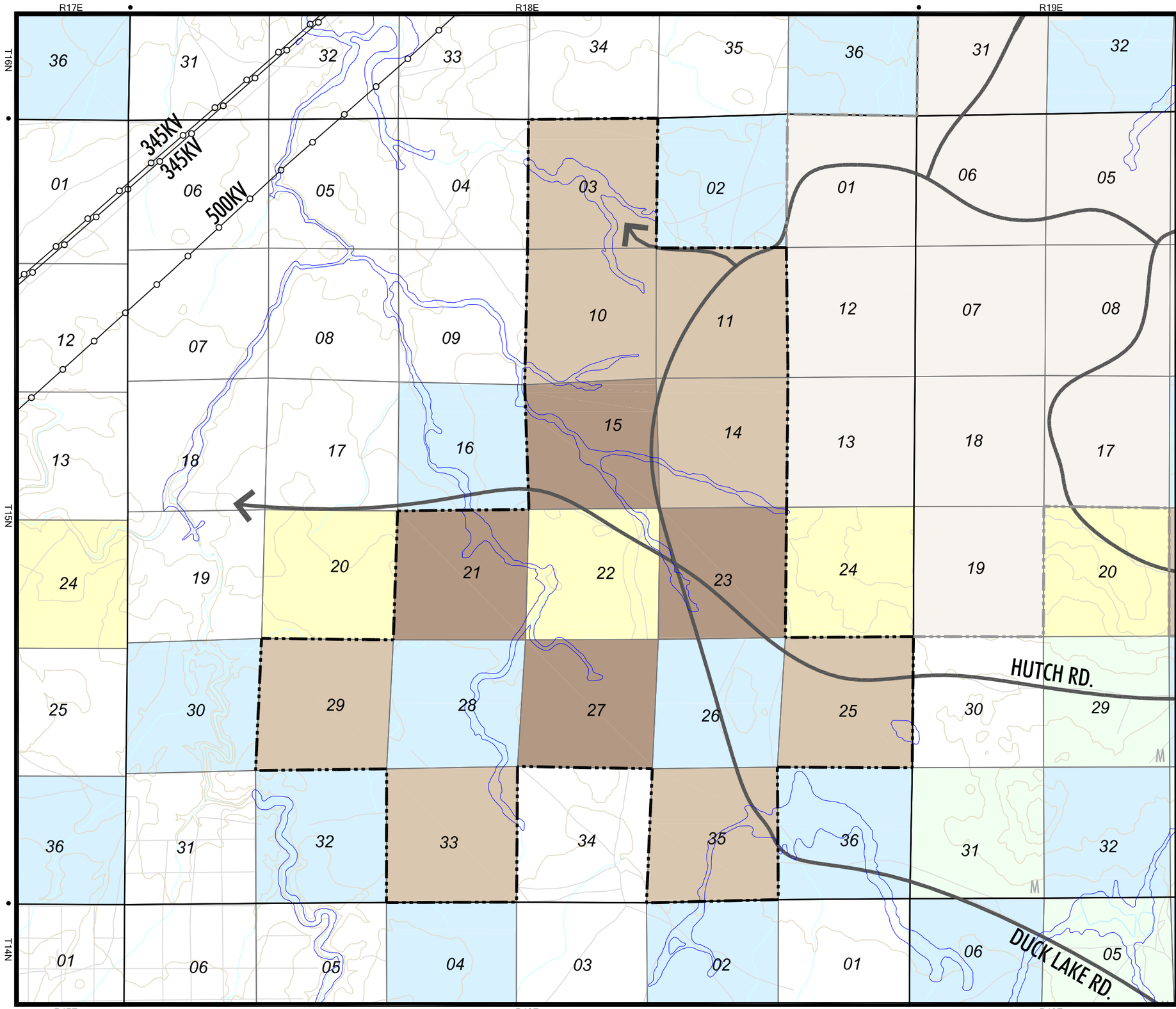
The Duck Lake planning area encompasses 7,676 acres of land along the western edge of the Aztec property adjacent to the West Camp planning area. Duck Lake has excellent access from two existing roads that connect from SR377 and intersect in the central portion of this planning area. A combination of Community Village and Rural Edge character areas are included in this planning area. Duck Lake is estimated to include a range of 2,300 to 5,200 units with localized commercial and employment uses to support the projected population. The average density within this area ranges from approximately 0.30 to 0.68 units per acre. See **Figure 20**, *Planning Area K: Duck Lake* for enlarged location and character area designations.

Table 11: Duck Lake Planning Area Data

Duck Lake	Character Area	Acres	Density du/ac		Estimated Dwelling Units	
			Low	High	Low	High
Area K	Community Village	2,560	0.5	1.0	1,300	2,600
	Rural Edge	5,116	0.2	0.5	1,000	2,600
Residential Subtotal		7,676			2,300	5,200
Total		**7,676**	**0.30**	**0.68**	**2,300**	**5,200**

Aztec Area Plan

FIGURE 20
Planning Area (K) -Duck Lake



Legend

- Aztec Area Plan Perimeter Boundary
- Character Area Perimeter Boundary
- Floodplain
- Powerline Corridors

-Character Area

- Rural Edge (5,116.5 acres)
- Community Village (2,560.0 acres)

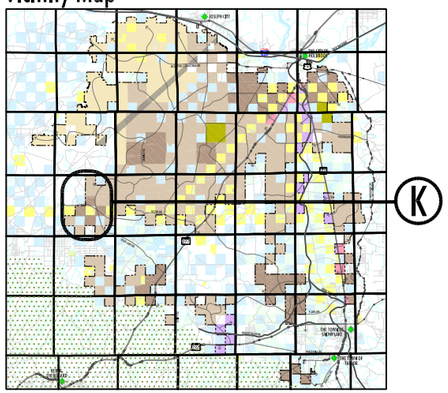
-Transportation

- Primary Roadway

-Ownership

- Aztec - Minerals Only
- State of Arizona
- Bureau of Land Management
- Private

Vicinity Map



SCALE: +/- 1"=4,000'

2000' 4000'

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12. Planning Area L: McCauley Ranch

The McCauley Ranch planning area is a relatively large planning area of 18,390 acres at the far western edge of the Aztec Area Plan. The eastern edge of the McCauley Ranch area is defined by a power line corridor extending from Cholla to the southwest which is occupied by a 500 Kv power line and two 345 Kv lines that bisect the Aztec property in a northeast to southwest direction. This area is identified within the Powerline Corridor Overlay Zone. The western boundary of this area follows Chevelon Canyon, a sheer walled, deep and scenic canyon that eventually drains into the Little Colorado River to the north. Due to its somewhat isolated location, McCauley Ranch is designated as a low density, rural residential area that will accommodate large ranchette-style lots. Over the more than 18,000 acres of its area, it is estimated that between 1,400 and 3,000 units will be provided, for a density of between 0.08 and 0.16 units per acre. The primary character area within McCauley Ranch is Rural Ranch, with a few sections of Rural Edge near the eastern portion of the planning area. The Powerline Corridor Overlay Zone also occurs within the eastern edge of the planning area. See **Figure 21**, *Planning Area L: McCauley Ranch* for enlarged location and character area designations.

Chevelon Canyon

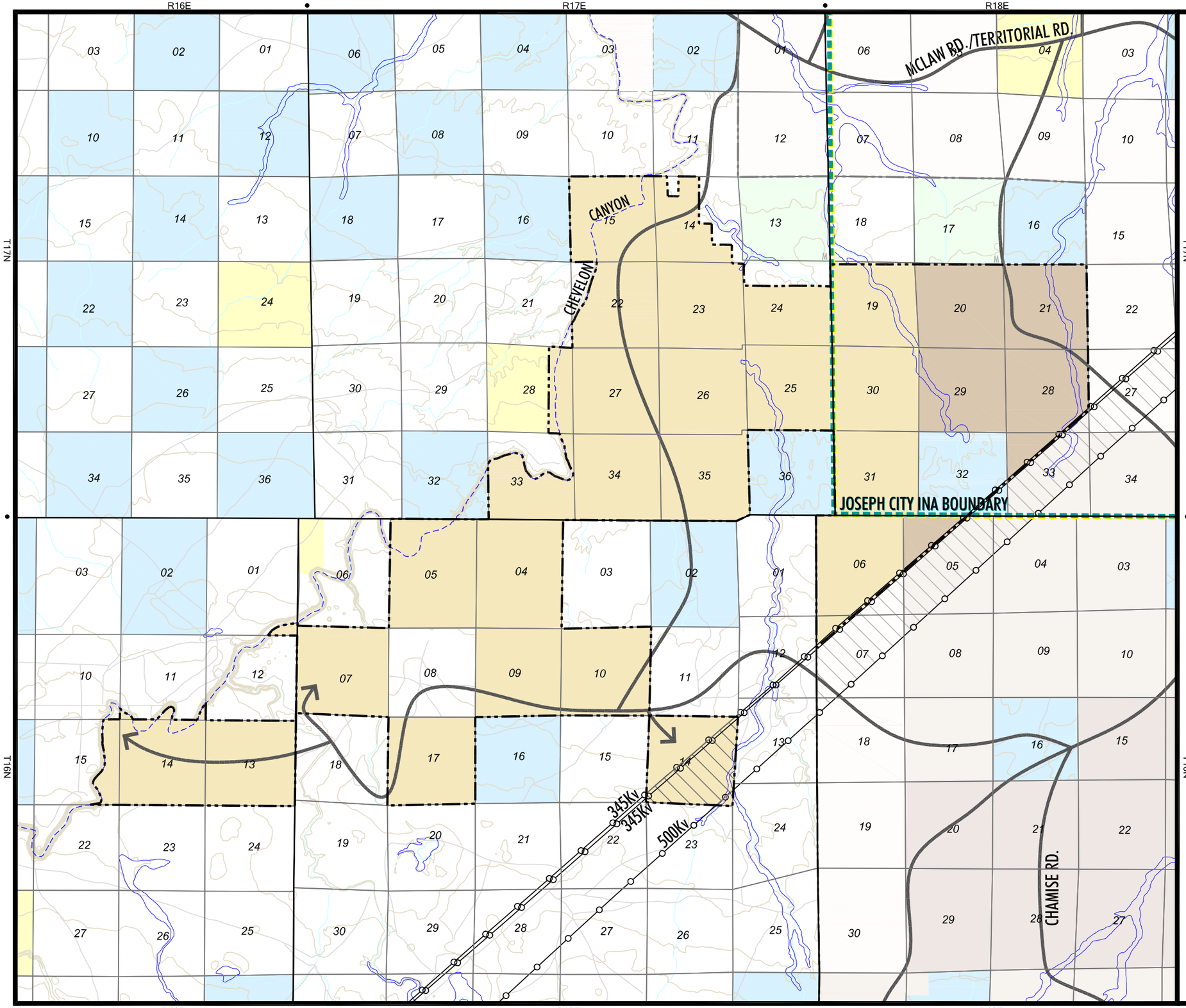
Table 12: McCauley Ranch Planning Area Data

McCauley Ranch	Character Area	Acres	Density du/ac		Estimated Dwelling Units	
			Low	High	Low	High
Area L	Rural Edge	2,808	0.20	0.50	600	1,400
	Rural Ranch	15,583	0.05	0.10	800	1,600
	Powerline Overlay Zone	*354**				
Residential Subtotal		18,391			1,400	3,000
Total		**18,391**	**0.08**	**0.16**	**1,400**	**3,000**

**Note: Acreage not included in totals. All areas within the Powerline Overlay Zone are counted within the underlying Character Area designation.*

Aztec Area Plan

FIGURE 21
Planning Area (L) -McCauley Ranch



Legend

- Aztec Area Plan Perimeter Boundary
- Character Area Perimeter Boundary
- Floodplain
- Powerline Corridors

-Character Area

- Rural Ranch (15,582.5 acres)
- Rural Edge (2,808.0 acres)
- Powerline Corridor Overlay (354.0 acres)

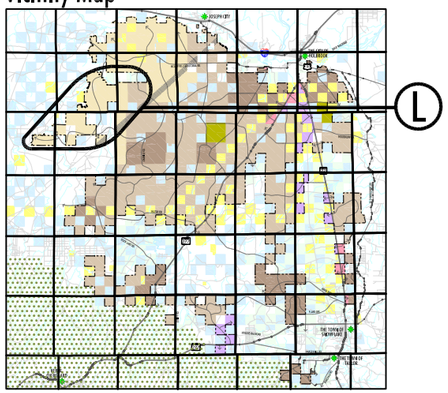
-Transportation

- Primary Roadway

-Ownership

- Aztec - Minerals Only
- State of Arizona
- Bureau of Land Management
- Private

Vicinity Map



SCALE: +/- 1"=6,000'

3000' 6000'

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13. Planning Area M: Territorial Ranch

The Territorial Ranch planning area is located at the northwestern edge of the Aztec property, and includes 24,897 acres of land. It is bounded on the north by the Little Colorado River and on the west by the lower reaches of Chevelon Canyon. Similar to McCauley Ranch, Territorial Ranch is designated as a rural, low density area with the entire property designated as Rural Ranch. A portion of this area is also within the Powerline Corridor Overlay Zone. While this planning area is designated as rural, Territorial Road bisects the property, providing excellent access throughout the property. Territorial Ranch is located between Holbrook and Winslow, providing opportunities for a rural lifestyle with large, ranchette-style lots with close proximity and access to both Holbrook and Winslow. Territorial Ranch may include a range of 2,500 to 5,000 units for a density range of between 0.10 to 0.20 units per acre. It should also be noted that due to its proximity to existing transmission lines, this area may be suitable for major energy production facilities, such as solar or other renewable energy sources. See **Figure 22**, *Planning Area M: Territorial Ranch* for enlarged location and character area designations.

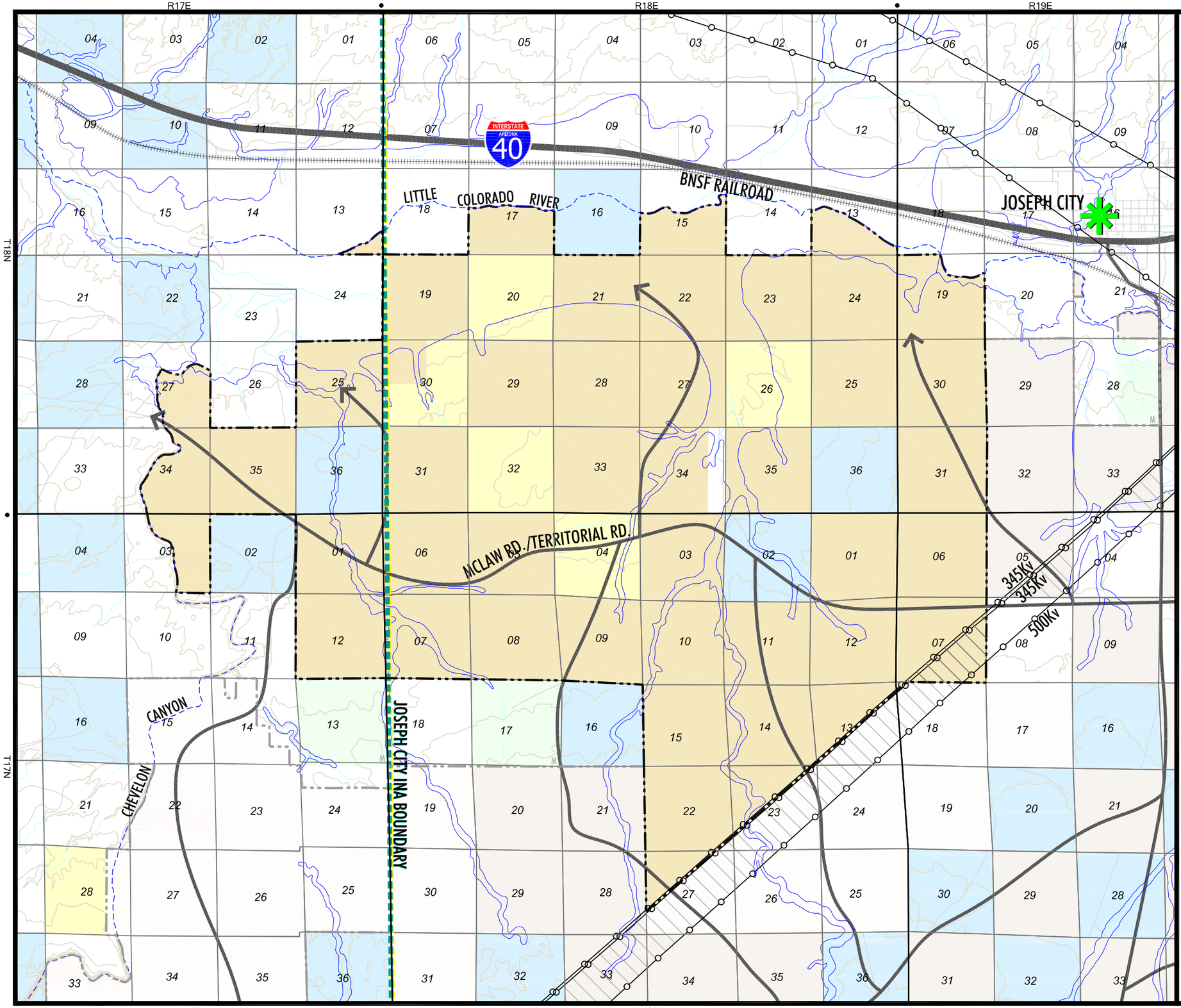
Table 13: Territorial Ranch Planning Area Data

Territorial Ranch	Character Area	Acres	Density du/ac		Estimated Dwelling Units	
			Low	High	Low	High
Area M	Rural Ranch	24,897	0.1	0.2	2,500	5,000
	Powerline Overlay Zone	*219**				
Residential Subtotal		24,897			2,500	5,000
Total		**24,897**	**0.10**	**0.20**	**2,500**	**5,000**

**Note: Acreage not included in totals. All areas within the Powerline Overlay Zone are counted within the underlying Character Area designation.*

Aztec Area Plan

FIGURE 22
Planning Area (M) -Territorial Ranch



Legend

- Aztec Area Plan Perimeter Boundary
- Character Area Perimeter Boundary
- Floodplain
- Powerline Corridors

-Character Area

- Rural Ranch (24,897.0 acres)
- Powerline Corridor Overlay (219.0 acres)

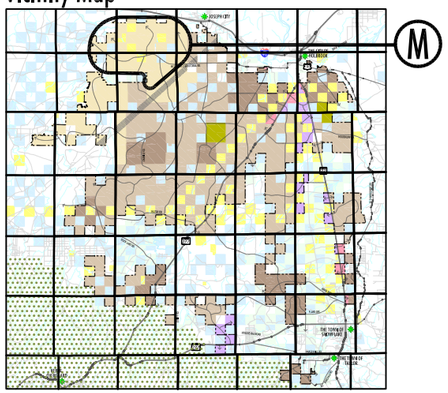
-Transportation

- Highway/Interstate
- Primary Roadway
- Rail Line

-Ownership

- Aztec - Minerals Only
- State of Arizona
- Bureau of Land Management
- Private

Vicinity Map



SCALE: +/- 1"=6,000'

3000' 6000'

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14. Planning Area N: Well Field District

The Well Field District planning area includes 6,560 acres of land just south of Joseph City. Two major paved roads, McLaws Road and Obed Road, bisect this area providing excellent access to the property. This area is just south of the Cholla Power Plant, a coal-fired electric generating facility which, from a visual standpoint, dominates the area. This area has an abundance of high-quality ground water with proven production from a number of wells on Aztec property located throughout the planning area. As such, it is the single most important factor in providing a source of water supporting future growth for those planning districts which are part of the Aztec Area Plan that, because of naturally occurring sub-surface conditions, otherwise lack an on-site water supply adequate to provide water high enough in quality or great enough in quantity to support the uses designated under the Aztec Area Plan. Specifically, Planning Areas F and J will include a specific water allocation to support the land uses defined within those areas. Other planning areas may also utilize water from wells within this district as growth occurs over time. Additionally, due to its location adjacent to numerous major power transmission lines, the presence of a major natural gas transmission line, and the visual dominance of the already existing Cholla Power Plant, this district is an excellent location for future renewable energy production facilities, such as solar power generation. This area is designated as Rural Edge and has a projected residential unit count of between 1,300 to 3,300 units. The residential unit count may fluctuate depending on if energy production facilities are provided in this area. See **Figure 23**, *Planning Area N: Well Field District* for enlarged location and character area designations.

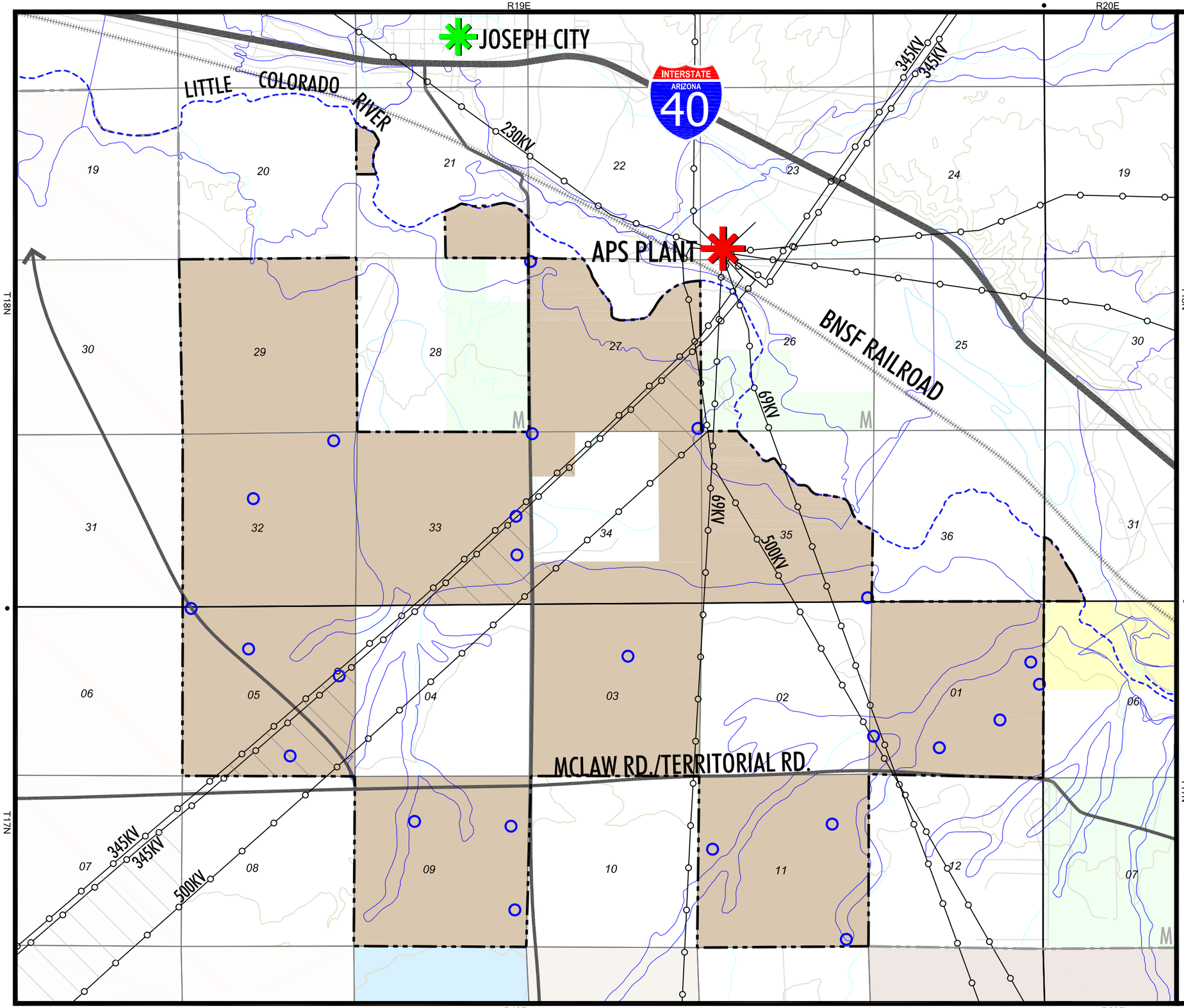
Table 14: Well Field District Planning Area Data

Well Field District	Character Area	Acres	Density du/ac		Estimated Dwelling Units	
			Low	High	Low	High
Area N	Rural Edge	6,560	0.2	0.5	1,300	3,300
	Powerline Overlay Zone	*414**				
Residential Subtotal		6,560			1,300	3,300
Total		**6,560**	**0.20**	**0.50**	**1,300**	**3,300**

**Note: Acreage not included in totals. All areas within the Powerline Overlay Zone are counted within the underlying Character Area designation.*

Aztec Area Plan

FIGURE 23
Planning Area (N) -Well Field District



Legend

- Aztec Area Plan Perimeter Boundary
- Character Area Perimeter Boundary
- Floodplain
- Powerline Corridors
- Wells

-Character Area

- Rural Edge (6,559.9 acres)
- Powerline Corridor Overlay (414.0 acres)

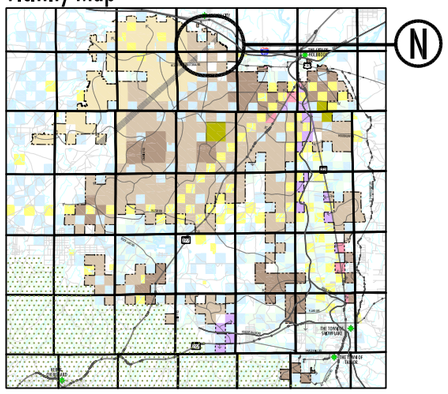
-Transportation

- Highway/Interstate
- Primary Roadway
- Rail Line

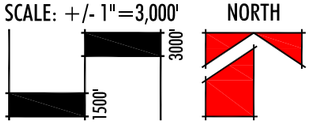
-Ownership

- Aztec - Minerals Only
- State of Arizona
- Bureau of Land Management
- Private

Vicinity Map



SCALE: +/- 1"=3,000'



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15. Planning Area Summary

Each of the fourteen planning areas discussed identifies in general terms and with general guidelines how growth may occur within each planning area. While the plan for each area provides a potential range of residential units and non-residential land area, this is simply a guide for planning and is not regulatory in nature. The tables can be adjusted over time to meet the needs of each area as property is developed and as market and growth conditions exert their influence and require responses without necessitating a major amendment to the Aztec Area Plan. The existing and future zoning of the property will ultimately determine the amount of density and intensity of uses permitted. Based on the planned projection for each of the 14 planning area, **Table 15** below provides a summary of each character area and a projected total for the entire Aztec Area Plan.

Table 15: Summary Table for Overall Aztec Area Plan

Aztec Area Plan	Character Area	Acres	Density du/ac		Estimated Dwelling Units	
			Low	High	Low	High
AZTEC	Community Village	40,391	0.5	1.0	21,000	42,000
	Rural Edge	125,110	0.2	0.5	26,000	43,000
	Rural Ranch	48,192	0.1	0.2	4,000	7,000
	Agriculture	3,835				
	Commercial/Office	2,455				
	Industrial/Employment	8,057				
	Powerline Overlay Zone	*3,789**				
Residential Subtotal		213,692	0.24	0.43	51,000	92,000
Non-Residential Subtotal		14,348				
Total		**228,040**	**0.22**	**0.40**	**51,000**	**92,000**

**Note: Acreage not included in totals. All areas within the Powerline Overlay Zone are counted within the underlying Character Area designation.*

V. COMPATIBILITY WITH THE GOALS AND POLICIES OF THE COMPREHENSIVE PLAN

A. Land Use Element

The Navajo County Comprehensive Plan Land Use Element identifies 9 primary goals regarding land use to assist the County and the community in implementing the vision of the plan. Below is a list of each goal and a brief description of how the Aztec Area Plan is consistent in promoting these goals.

- *Goal 1: To maintain and update the Land Use Element of the Navajo County Comprehensive Plan.*

  The Aztec Area Plan assists in achieving this goal by providing a current updated plan for a significant block of private land in north-central Navajo County. The Aztec Area Plan will take a closer look at the land use and circulation elements within this plan area, and will provide a "road map" to guide future growth and development in a more determined, detailed and specific manner.

- *Goal 2: To administer the Land Use Element of the Navajo County Comprehensive Plan so as to further the purpose of the Plan.*

  The Aztec Area Plan provides County staff with a more specific Area Plan to guide growth and development within the study area, furthering the purpose of the Comprehensive Plan.

- *Goal 3: To preserve and protect archaeological and historic resources for their aesthetic, scientific, educational, and cultural value.*

  The Aztec Area Plan maintains all County requirements and procedures regarding the preservation and protection of archaeological and historic resources.

- *Goal 4: To provide equal opportunity for safe, decent, sanitary, and affordable housing for all residents of the County, regardless of race, color, religion, mental or physical disability, sex, sexual orientation, marital or family status, or national origin, in conformance with the Federal Fair Housing Act of 1988 and the Americans with Disabilities ct of 1990 and to provide a range of residential uses that offer housing opportunities for all County residents.*

  The Aztec Area Plan allows for a wide range of residential uses and densities, and provides significant opportunities for various types of housing for County residents.

- *Goal 5: Improve the overall appearance of the County.*

  The Aztec Area Plan provides for a well thought-out long-term vision for the future development of the Aztec property, avoiding a piecemeal planning and development approach and ensuring future development occurs in a manner which is consistent with existing land uses and suitable to the dominant characteristics of the land on which the development is planned.

- *Goal 6: Maintain compatible land use patterns while encouraging free market.*

  The Aztec Area Plan responds to land use compatibility by ensuring uses within the property are compatible with adjacent surrounding uses, while still providing flexibility to respond to market conditions.

- *Goal 7: Facilitate commercial and industrial development, including business and technology uses, where appropriate to increase the sales tax and employment opportunities.*

  The Aztec Area Plan identifies specific areas that are targeted for commercial and industrial/employment development, which can promote business development, employment opportunities and an increase in the County's tax base.

- *Goal 8: Reduce the danger from fire for all residents living in a wildland urban interface or near a National Forest boundary.*

  Due to its location, this goal does not specifically apply to the Aztec Area Plan.

- *Goal 9: Actively plan to accommodate growth in Navajo County in an appropriate manner.*

  The Aztec Area Plan does precisely what this goal is set out to achieve. It provides a dynamic, forward looking land use and transportation plan to accommodate projected future growth in Navajo County in a planned and sustainable manner. The plan provides clear direction for growth in a way that conforms to the critical characteristic of future growth in the north County area – that characteristic being that growth will be employment driven, not residential development driven over much of the area covered by the Plan. It provides specific targeted areas to promote commercial and industrial/employment uses that can be specifically matched to the Navajo County economy and its existing employment related infrastructure. It provides targeted areas for new residential development to support county residents and the growth in regional employment. The Aztec Area Plan also provides a comprehensive transportation and circulation plan that can be built incrementally over time, maintaining connectivity, to support the future growth in the area as it occurs in stages.

B. Circulation Element

The Navajo County Comprehensive Plan Circulation Element identifies 7 primary goals regarding circulation and access to guide improvements to the system as growth and development occur in Navajo County. Below is a list of each goal and a brief summary of how the Aztec Area Plan is consistent in promoting these goals.

- *Goal 1: Provide a range of circulation options that are safe and efficient and that complement local communities and the natural environment.*

  The Aztec Area Plan builds upon the existing circulation system and provides a future roadmap for new circulation opportunities that are safe, efficient and complement the surrounding local communities.

- *Goal 2: Ensure quality design and development of the circulation system.*

  As discussed previously, the circulation system proposed within the Aztec Area Plan builds off many of the roadways that already exist within the property. As development occurs over time, these roadways can be improved as necessary in accordance with County regulations to ensure quality design and development of the circulation system.

- *Goal 3: Improve and maintain circulation infrastructure to meet the needs of residents and to protect the natural environment.*

  The Aztec Area Plan defines a circulation system that builds off the roads that exist on the property today, targeting future growth along these existing corridors and emphasizing connectivity of future transportation routes. This ensures that current access is maintained, while providing improvements as required by Navajo County to meet the needs of future residents in those areas. Further, by using existing roadway alignments to the greatest extent possible, the plan minimizes impacts to and protects the natural environment.

- *Goal 4: Provide for safe travel and access to property.*

  The Aztec Area Plan complies with all roadway standards and requirements per Navajo County as new development occurs, to ensure safe travel and access to property.

- *Goal 5: Improve non-motorized circulation networks and provide more opportunities for alternative modes of travel.*

  While the Aztec Area Plan does not specifically address alternative modes of travel, as urbanized development occurs in targeted areas, considerations can be given to alternative modes of travel within those targeted areas, such as equestrian, pedestrian and bicycle connectivity to various uses, facilities and amenities.

- *Goal 6: Improve transit service opportunities in unincorporated portions of Navajo County.*

  While the Aztec Area Plan does not specifically address transit service opportunities, as specific parcels are developed near the urbanized areas of Holbrook and Snowflake, considerations can be made in coordination with those local jurisdictions regarding potential future transit service.

- *Goal 7: Support airport facilities and air travel with limited impacts on the surrounding environment.*

  The Aztec Area Plan does not specifically identify any airports or air travel facilities within the plan; however; there are various local and regional airports within close proximity to the property, as discussed in the Property Analysis Section.

VI. IMPLEMENTATION

The Aztec Area Plan is included by reference within the Navajo County Comprehensive Plan in accordance with **Section 1.6**: *Applicability*. While the Aztec Area Plan is supportive of the overall Navajo County Comprehensive Plan, as an adopted Area Plan, it is the controlling planning document for all land included within the plan area. All exceptions to the Aztec Area Plan (including land internal to the plan area, but not included in the legal descriptions) shall continue to be part of the Navajo County Comprehensive Plan. Due to partially fragmented land ownership which exists within the Aztec Area Plan, the Comprehensive Plan Land Use Map may include assigned land uses to all or portions of the land area covered within the Aztec Area Plan in order to provide designations to the areas within the overall boundary that are outside the jurisdiction of the Area Plan. As such, where a conflict exists between the Navajo County Comprehensive Plan and the Aztec Area Plan regarding land uses, the Aztec Area Plan shall prevail.

Amendments to the Aztec Area Plan

An amendment to the Aztec Area Plan may be necessary from time to time to address specific development plans that are not in conformance with the land uses designated on a particular property, or if conditions change regarding appropriate land use or circulation components of the plan. The character area land uses included within this plan allow a wide and extensive range of uses, thus virtually all zoning districts are allowed in all character areas. Given the breadth of permissible uses in the character areas, few changes of land use will require an Area Plan Amendment.

Amendments to the Aztec Area Plan will fall into one of two categories, Major Amendments and Minor Amendment. A Major Amendment is a substantial alteration of the Plan's land use mixture or balance as established in the Aztec Area Plan. An amendment will be considered a Major Amendment if it proposes to change the land use of more than 2,000 acres within any one planning area. An amendment would not be required if the current zoning allows development. The public hearing process for a Major Amendment must satisfy the requirements of A.R.S. §11-824.C.

A Minor Amendment is any amendment that does not meet the criteria for a Major Amendment as defined above. A Minor Amendment will be processed administratively by staff. Fees for a Major or Minor Amendment to the Aztec Area Plan shall be in accordance with the fees required for an Amendment to the Navajo County Comprehensive Plan.

Appendix 1

Aztec Area Plan Legal Description by Planning Area

Planning Area	Township-Range	Section	Acres	Land Use	Ownership
A (Taylor Ranch)	T 12 N- R 20 E	13	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
	T 12 N- R 21 E	7	632.90	Comm Vill	Aztec Land and Cattle Co, Ltd
		17	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		9	81.91	Comm Vill	Aztec Land Company, LLC
	TOTAL		**1,994.81**		

Planning Area	Township-Range	Section	Acres	Land Use	Ownership
B (Silver Creek Ranch)	T 13 N- R 21 E	1	426.78	Comm Vill	Aztec Land and Cattle Co, Ltd
			213.00	Comm/Off	Aztec Land and Cattle Co, Ltd
	T 14 N- R 21 E	1	407.36	Rural Edge	Aztec Land and Cattle Co, Ltd
		11	450.00	Comm/Off	Aztec Land and Cattle Co, Ltd
			190.00	Ind/Emp	Aztec Land and Cattle Co, Ltd
		13	596.30	Comm Vill	Aztec Land and Cattle Co, Ltd
		23	640.00	Comm/Off	Aztec Land and Cattle Co, Ltd
		25	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
	T 15 N- R 21 E	13	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		15	352.00	Ind/Emp	Aztec Land and Cattle Co, Ltd
			288.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		23	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		24	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		25	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		26	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		27	566.00	Ind/Emp	Aztec Land and Cattle Co, Ltd
			74.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		35	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
	T 15 N- R 22 E	18	552.58	Rural Edge	Aztec Land and Cattle Co, Ltd
		19	547.34	Rural Edge	Aztec Land and Cattle Co, Ltd
		29	55.80	Rural Edge	Aztec Land and Cattle Co, Ltd
		30	678.04	Rural Edge	Aztec Land and Cattle Co, Ltd
	TOTAL		**10,517.20**		
	Community Village		1,663.08		
	Rural Edge		6,443.12		
	Comm/Off		1,303.00		
	Ind/Emp		1,108.00		

Planning Area	Township-Range	Section	Acres	Land Use	Ownership
C (Snowflake North)	T 13 N- R 20 E	1	633.80	Comm Vill	Aztec Land and Cattle Co, Ltd
		3	638.08	Comm Vill	Aztec Land and Cattle Co, Ltd
		12	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		13	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
	T 13 N- R 21 E	6	640.52	Comm Vill	Aztec Land and Cattle Co, Ltd
		7	638.60	Comm Vill	Aztec Land and Cattle Co, Ltd
	T 14 N- R 20 E	21	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		25	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		26	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		27	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		28	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		34	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		35	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
	T 14 N- R 21 E	30	635.04	Comm Vill	Aztec Land and Cattle Co, Ltd
	TOTAL		**8,946.04**		

Planning Area	Township-Range	Section	Acres	Land Use	Ownership
D (Mill Crossing)	T 13 N- R 18 E	1	641.86	Rural Edge	Aztec Land and Cattle Co, Ltd
		13	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
	T 13 N- R 19 E	1	640.64	Rural Edge	Aztec Land and Cattle Co, Ltd
		3	641.36	Rural Edge	Aztec Land and Cattle Co, Ltd
		4	39.46	Rural Edge	Aztec Land and Cattle Co, Ltd
		5	639.28	Rural Edge	Aztec Land and Cattle Co, Ltd
		9	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		10	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		11	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		13	640.00	Ind/Emp	Aztec Land and Cattle Co, Ltd
		15	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		23	640.00	Ind/Emp	Aztec Land and Cattle Co, Ltd
		25	640.00	Ind/Emp	Aztec Land and Cattle Co, Ltd
		35	621.78	Ind/Emp	Aztec Land and Cattle Co, Ltd
	TOTAL		**8,344.38**		
	Rural Edge		5,802.60		
	Ind/Emp		2,541.78		

Planning Area	Township-Range	Section	Acres	Land Use	Ownership
E (Porter Ranch)	T 13 N- R 17 E	1	641.02	Rural Edge	Aztec Despain Ranch, LLC
	T 13 N- R 18 E	3	640.06	Comm Vill	Aztec Land and Cattle Co, Ltd
		5	640.70	Rural Edge	Aztec Despain Ranch, LLC
	T 14 N- R 17 E	14	640.00	Rural Edge	Aztec Despain Ranch, LLC
		15	640.00	Rural Edge	Aztec Despain Ranch, LLC
		23	640.00	Rural Edge	Aztec Despain Ranch, LLC
		25	640.00	Rural Edge	Aztec Despain Ranch, LLC
		27	640.00	Rural Edge	Aztec Despain Ranch, LLC
		35	640.00	Rural Edge	Aztec Despain Ranch, LLC
	T 14 N- R 18 E	21	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		23	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		26	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		27	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		28	320.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		29	640.00	Rural Edge	Aztec Despain Ranch, LLC
		31	680.78	Rural Edge	Aztec Despain Ranch, LLC
		33	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		34	320.00	Comm Vill	Aztec Land and Cattle Co, Ltd
	TOTAL		**10,922.56**		
	Community Village		3,520.06		
	Rural Edge		7,402.50		

Planning Area	Township-Range	Section	Acres	Land Use	Ownership
F (Pink Cliffs)	T 15 N- R 19 E	1	556.10	Rural Edge	Aztec Land and Cattle Co, Ltd
		11	308.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		12	40.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		13	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		27	559.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		33	546.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		34	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
	T 15 N- R 20 E	6	637.96	Rural Edge	Aztec Land and Cattle Co, Ltd
		7	640.72	Rural Edge	Aztec Land and Cattle Co, Ltd
		18	643.04	Rural Edge	Aztec Land and Cattle Co, Ltd
	T 16 N- R 20 E	29	565.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		30	62.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		31	543.70	Rural Edge	Aztec Land and Cattle Co, Ltd
	TOTAL		**6,381.52**		

Planning Area	Township-Range	Section	Acres	Land Use	Ownership
G (Apache District)	T 14 N- R 20 E	3	639.84	Rural Edge	Aztec Land and Cattle Co, Ltd
		11	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		15	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
	T 15 N- R 20 E	1	640.52	Rural Edge	Aztec Land and Cattle Co, Ltd
		3	640.68	Rural Edge	Aztec Land and Cattle Co, Ltd
		10	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		11	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		13	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		14	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		15	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		23	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		25	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		27	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		34	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		35	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
	T 15 N- R 21 E	5	313.61	Ind/Emp	Aztec Land and Cattle Co, Ltd
		7	547.68	Ind/Emp	Aztec Land and Cattle Co, Ltd
		19	578.58	Ind/Emp	Aztec Land and Cattle Co, Ltd
	T 16 N- R 20 E	1	645.62	Rural Edge	Aztec Land and Cattle Co, Ltd
		3	33.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		10	377.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		11	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		13	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		15	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		20	218.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		21	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		22	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		23	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		25	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		26	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		27	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		34	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		35	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
	T 16 N- R 21 E	5	584.88	Ind/Emp	Aztec Land and Cattle Co, Ltd
		7	448.46	Rural Edge	Aztec Land and Cattle Co, Ltd
		9	85.00	Ind/Emp	Aztec Land and Cattle Co, Ltd
		17	640.00	Ind/Emp	Aztec Land and Cattle Co, Ltd
		19	483.62	Ind/Emp	Aztec Land and Cattle Co, Ltd
		21	369.00	Rural Edge	Aztec Land and Cattle Co, Ltd
	T 17 N- R 20 E	25	545.00	Comm/Off	Aztec Land and Cattle Co, Ltd
		35	306.00	Ind/Emp	Aztec Land and Cattle Co, Ltd
	T 17 N- R 21 E	19	221.29	Comm/Off	Aztec Land and Cattle Co, Ltd
			174.47	Ind/Emp	Aztec Land and Cattle Co, Ltd
		31	639.78	Ind/Emp	Aztec Land and Cattle Co, Ltd

TOTAL	**23,852.03**
Rural Edge	18,732.12
Comm/Off	766.29
Ind/Emp	4,353.62

Planning Area	Township-Range	Section	Acres	Land Use	Ownership
H (West Woodruff)	T 16 N- R 21 E	3	635.34	Agriculture	Aztec Land and Cattle Co, Ltd
		5	54.00	Ind/Emp	Aztec Land and Cattle Co, Ltd
		9	555.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		11	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		12	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		13	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		14	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		15	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		21	271.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		23	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		24	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
	T 17 N- R 21 E	5	17.21	Comm Vill	Aztec Land and Cattle Co, Ltd
		9	329.45	Comm Vill	Aztec Land and Cattle Co, Ltd
		15	614.44	Comm Vill	Aztec Land and Cattle Co, Ltd
		17	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		19	243.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		21	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		23	533.98	Rural Edge	Aztec Land and Cattle Co, Ltd
		25	202.86	Rural Edge	Aztec Land and Cattle Co, Ltd
		27	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		29	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		33	640.00	Agriculture	Aztec Land and Cattle Co, Ltd
	TOTAL		**11,136.28**		
	Community VIllage		3,764.10		
	Rural Edge		6,042.84		
	Agriculture		1,275.34		
	Ind/Emp		54.00		

Planning Area	Township-Range	Section	Acres	Land Use	Ownership
I (Aztec Ranch)	T 17 N- R 19 E	13	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		25	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
	T 17 N- R 20 E	9	66.00	Comm/Off	Aztec Land and Cattle Co, Ltd
			254.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		17	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		18	638.68	Comm Vill	Aztec Land and Cattle Co, Ltd
		19	633.29	Comm Vill	Aztec Land and Cattle Co, Ltd
		20	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		21	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		23	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		25	95.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		27	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		29	635.97	Comm Vill	Aztec Land and Cattle Co, Ltd
		30	629.08	Comm Vill	Aztec Land and Cattle Co, Ltd
		31	643.94	Comm Vill	Aztec Land and Cattle Co, Ltd
		33	638.59	Comm Vill	Aztec Land and Cattle Co, Ltd
		35	334.00	Comm Vill	Aztec Land and Cattle Co, Ltd
	TOTAL		**9,048.55**		
	Community Village		8,982.55		
	Comm/Off		66.00		

Planning Area	Township-Range	Section	Acres	Land Use	Ownership
J (West Camp)	T 15 N- R 17 E	1	639.26	Rural Edge	Aztec Land and Cattle Co, Ltd
		12	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		13	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
	T 15 N- R 18 E	1	645.78	Rural Edge	Aztec Land and Cattle Co, Ltd
		3	642.82	Rural Edge	Aztec Land and Cattle Co, Ltd
		4	642.98	Rural Edge	Aztec Land and Cattle Co, Ltd
		5	640.54	Rural Edge	Aztec Land and Cattle Co, Ltd
		6	661.27	Rural Edge	Aztec Land and Cattle Co, Ltd
		7	663.50	Rural Edge	Aztec Land and Cattle Co, Ltd
		8	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		9	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		10	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		11	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		12	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		13	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		14	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		15	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		17	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		18	666.22	Rural Edge	Aztec Land and Cattle Co, Ltd
		19	667.58	Rural Edge	Aztec Land and Cattle Co, Ltd
		21	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		22	40.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		23	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		25	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		27	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
	T 15 N- R 19 E	1	84.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		3	642.58	Rural Edge	Aztec Land and Cattle Co, Ltd
		5	643.30	Rural Edge	Aztec Land and Cattle Co, Ltd
		6	635.82	Rural Edge	Aztec Land and Cattle Co, Ltd
		7	634.88	Rural Edge	Aztec Land and Cattle Co, Ltd
		9	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		10	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		11	332.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		15	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		17	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		19	644.10	Rural Edge	Aztec Land and Cattle Co, Ltd
		21	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		27	81.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		29	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		33	94.00	Rural Edge	Aztec Land and Cattle Co, Ltd

J **(West Camp)**	T 16 N- R 18 E	1	712.62	Rural Edge	Aztec Land and Cattle Co, Ltd
		3	726.70	Rural Edge	Aztec Land and Cattle Co, Ltd
		4	734.30	Rural Edge	Aztec Land and Cattle Co, Ltd
		5	587.28	Rural Edge	Aztec Land and Cattle Co, Ltd
		6	95.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		7	621.14	Rural Ranch	Aztec Land and Cattle Co, Ltd
		8	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		9	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		10	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		11	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		12	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		13	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		14	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		15	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		17	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		18	669.26	Rural Ranch	Aztec Land and Cattle Co, Ltd
		19	667.98	Rural Ranch	Aztec Land and Cattle Co, Ltd
		20	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		21	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		22	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		23	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		24	40.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		25	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		26	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		27	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		28	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		29	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		30	666.08	Rural Ranch	Aztec Land and Cattle Co, Ltd
		31	663.04	Rural Edge	Aztec Land and Cattle Co, Ltd
		32	40.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		33	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		34	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		35	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd

J **(West Camp)**	T 16 N- R 19 E	1	688.16	Rural Edge	Aztec Land and Cattle Co, Ltd
		3	694.32	Rural Edge	Aztec Land and Cattle Co, Ltd
		5	700.80	Rural Edge	Aztec Land and Cattle Co, Ltd
		7	637.36	Rural Edge	Aztec Land and Cattle Co, Ltd
		8	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		9	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		10	640.00	Agriculture	Aztec Land and Cattle Co, Ltd
		11	640.00	Agriculture	Aztec Land and Cattle Co, Ltd
		12	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		13	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		14	640.00	Agriculture	Aztec Land and Cattle Co, Ltd
		15	640.00	Agriculture	Aztec Land and Cattle Co, Ltd
		17	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		18	635.48	Rural Edge	Aztec Land and Cattle Co, Ltd
		19	631.12	Rural Edge	Aztec Land and Cattle Co, Ltd
		20	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		21	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		22	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		23	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		25	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		27	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		28	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		29	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		30	629.56	Rural Edge	Aztec Land and Cattle Co, Ltd
		31	629.18	Rural Edge	Aztec Land and Cattle Co, Ltd
		33	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		35	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
	T 16 N- R 20 E	3	320.00	Comm/Off	Aztec Land and Cattle Co, Ltd
			305.72	Rural Edge	Aztec Land and Cattle Co, Ltd
		5	674.66	Rural Edge	Aztec Land and Cattle Co, Ltd
		6	678.24	Rural Edge	Aztec Land and Cattle Co, Ltd
		7	626.98	Rural Edge	Aztec Land and Cattle Co, Ltd
		9	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		10	263.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		17	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		19	632.26	Rural Edge	Aztec Land and Cattle Co, Ltd
		20	422.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		29	75.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		30	572.58	Rural Edge	Aztec Land and Cattle Co, Ltd
		31	93.00	Rural Edge	Aztec Land and Cattle Co, Ltd

J (West Camp)	T 17 N- R 18 E	13	314.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		22	12.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		23	383.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		24	640.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		25	640.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		26	640.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		27	456.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		28	27.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		33	521.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		34	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		35	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
	T 17 N- R 19 E	15	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		17	640.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		18	632.17	Rural Ranch	Aztec Land and Cattle Co, Ltd
		19	635.10	Rural Ranch	Aztec Land and Cattle Co, Ltd
		21	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		23	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		26	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		27	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		29	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		31	638.30	Rural Edge	Aztec Land and Cattle Co, Ltd
		33	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		34	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		35	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd

TOTAL	**79,373.02**
Community Village	8,960.00
Rural Edge	59,821.29
Rural Ranch	7,711.73
Agriculture	2,560.00
Comm/Off	320.00

Planning Area	Township-Range	Section	Acres	Land Use	Ownership
K (Duck Lake)	T 15 N- R 17 E	3	636.48	Rural Edge	Aztec Land and Cattle Co, Ltd
		10	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		11	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		14	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		15	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		21	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		23	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		25	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		27	640.00	Comm Vill	Aztec Land and Cattle Co, Ltd
		29	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		33	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		35	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd

TOTAL	**7,676.48**
Community Village	2,560.00
Rural Edge	5,116.48

Planning Area	Township-Range	Section	Acres	Land Use	Ownership
L (McCauley Ranch)	T 16 N- R 16 E	1	25.36	Rural Ranch	Aztec Land and Cattle Co, Ltd
		11	42.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		13	675.16	Rural Ranch	Aztec Land and Cattle Co, Ltd
		14	640.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		15	150.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
	T 16 N- R 17 E	4	780.62	Rural Ranch	Aztec Land and Cattle Co, Ltd
		5	785.86	Rural Ranch	Aztec Land and Cattle Co, Ltd
		7	695.36	Rural Ranch	Aztec Land and Cattle Co, Ltd
		9	640.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		10	640.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		14	640.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		17	640.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
	T 16 N- R 18 E	5	156.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		6	694.16	Rural Ranch	Aztec Land and Cattle Co, Ltd
		7	51.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
	T 17 N- R 17 E	14	380.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		15	640.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		22	558.85	Rural Ranch	Aztec Land and Cattle Co, Ltd
		23	640.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		24	480.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		25	640.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		26	640.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		27	640.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		28	160.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		33	511.25	Rural Ranch	Aztec Land and Cattle Co, Ltd
		34	640.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		35	640.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
	T 17 N- R 18 E	19	635.42	Rural Ranch	Aztec Land and Cattle Co, Ltd
		20	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		21	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		28	613.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		29	640.00	Rural Edge	Aztec Land and Cattle Co, Ltd
		30	638.16	Rural Ranch	Aztec Land and Cattle Co, Ltd
		31	639.34	Rural Ranch	Aztec Land and Cattle Co, Ltd
		33	119.00	Rural Edge	Aztec Land and Cattle Co, Ltd
	TOTAL		**18,390.54**		
	Rural Edge		2,808.00		
	Rural Ranch		15,582.54		

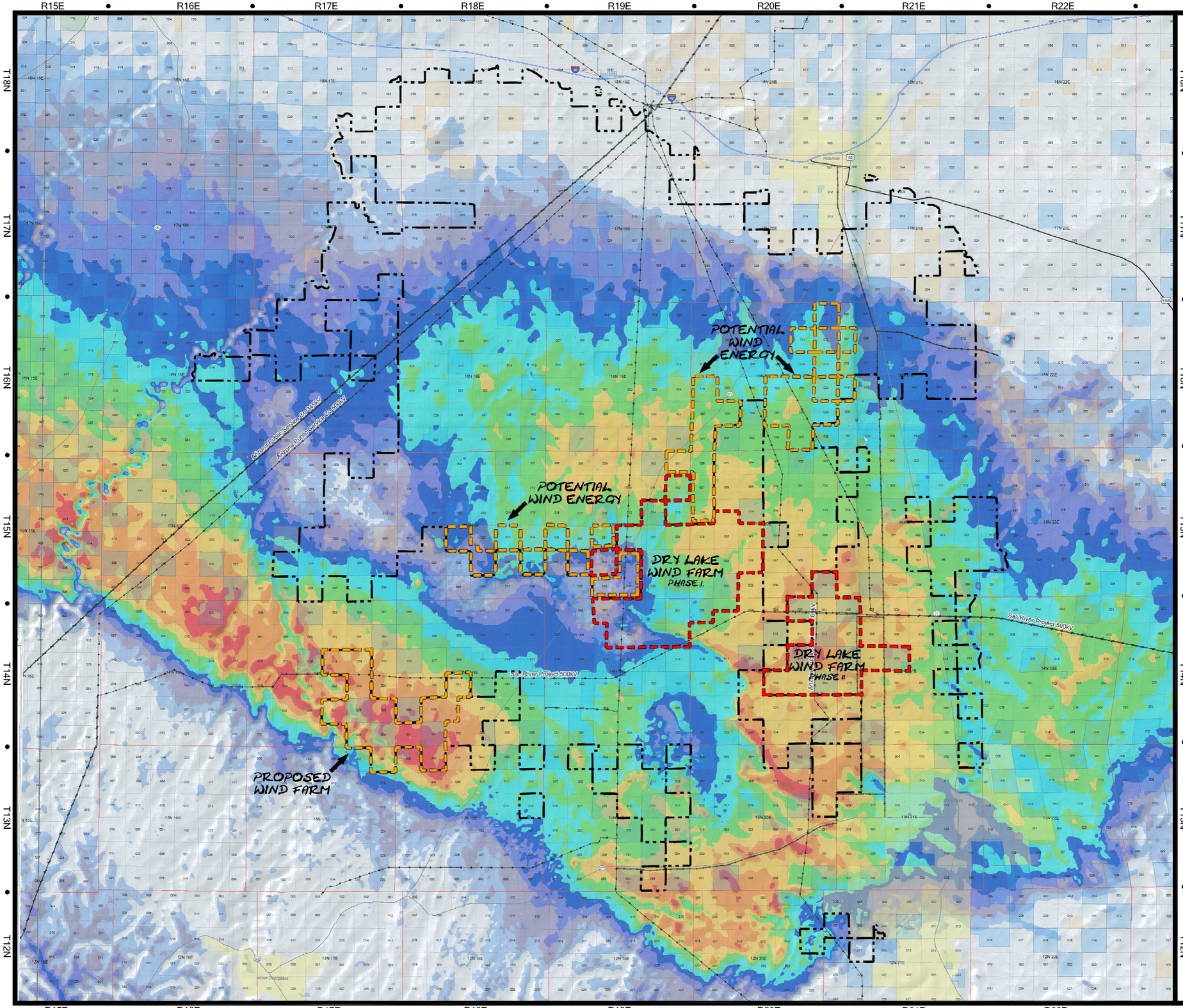
Planning Area	Township-Range	Section	Acres	Land Use	Ownership
M (Territorial Ranch)	T 17 N- R 17 E	1	632.72	Rural Ranch	Aztec Land and Cattle Co, Ltd
		3	342.08	Rural Ranch	Aztec Land and Cattle Co, Ltd
		12	640.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
	T 17 N- R 18 E	1	626.88	Rural Ranch	Aztec Land and Cattle Co, Ltd
		3	632.42	Rural Ranch	Aztec Land and Cattle Co, Ltd
		5	633.04	Rural Ranch	Aztec Land and Cattle Co, Ltd
		6	632.18	Rural Ranch	Aztec Land and Cattle Co, Ltd
		7	638.06	Rural Ranch	Aztec Land and Cattle Co, Ltd
		8	640.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		9	640.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		10	640.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		11	640.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		12	640.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		13	326.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		14	640.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		15	640.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		22	628.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		23	257.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		27	184.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
	T 17 N- R 19 E	6	625.17	Rural Ranch	Aztec Land Company, LLC
		7	636.90	Rural Ranch	Aztec Land and Cattle Co, Ltd
		18	4.39	Rural Ranch	Aztec Land and Cattle Co, Ltd
	T 18 N- R 17 E	13	42.91	Rural Ranch	Aztec Land and Cattle Co, Ltd
		25	640.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		27	115.03	Rural Ranch	Aztec Land and Cattle Co, Ltd
		34	418.42	Rural Ranch	Aztec Land and Cattle Co, Ltd
		35	646.56	Rural Ranch	Aztec Land and Cattle Co, Ltd
	T 18 N- R 18 E	13	90.57	Rural Ranch	Aztec Land and Cattle Co, Ltd
		15	373.76	Rural Ranch	Aztec Land and Cattle Co, Ltd
		17	455.88	Rural Ranch	Aztec Land and Cattle Co, Ltd
		19	634.84	Rural Ranch	Aztec Land and Cattle Co, Ltd
		21	640.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		22	640.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		23	640.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		24	640.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		25	640.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		27	640.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		28	644.26	Rural Ranch	Aztec Land and Cattle Co, Ltd
		29	639.68	Rural Ranch	Aztec Land and Cattle Co, Ltd
		30	157.75	Rural Ranch	Aztec Land and Cattle Co, Ltd
		31	636.16	Rural Ranch	Aztec Land and Cattle Co, Ltd
		33	644.79	Rural Ranch	Aztec Land and Cattle Co, Ltd
		34	480.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
		35	640.00	Rural Ranch	Aztec Land and Cattle Co, Ltd
	T 18 N- R 19 E	19	605.65	Rural Ranch	Aztec Land and Cattle Co, Ltd
		30	635.78	Rural Ranch	Aztec Land and Cattle Co, Ltd
		31	636.16	Rural Ranch	Aztec Land and Cattle Co, Ltd
	TOTAL		**24,897.04**		

Planning Area	Township-Range	Section	Acres	Land Use	Ownership
N (Well Field District)	T 17 N- R 19 E	1	669.42	Rural Edge	Aztec Land Company, LLC
		3	652.10	Rural Edge	Aztec Land Company, LLC
		5	636.78	Rural Edge	Aztec Land Company, LLC
		9	640.00	Rural Edge	Aztec Land Company, LLC
		11	640.00	Rural Edge	Aztec Land Company, LLC
	T 18 N- R 19 E	21	75.80	Rural Edge	Aztec Land and Cattle Co, Ltd
		27	478.48	Rural Edge	Aztec Land Company, LLC
		29	640.00	Rural Edge	Aztec Land Company, LLC
		32	640.00	Rural Edge	Aztec Land Company, LLC
		33	640.00	Rural Edge	Aztec Land Company, LLC
		34	320.00	Rural Edge	Aztec Land Company, LLC
		35	520.78	Rural Edge	Aztec Land Company, LLC
	T 18 N- R 20 E	31	6.51	Rural Edge	Aztec Land and Cattle Co, Ltd
	TOTAL		**6,559.87**		

Aztec Totals	Community Village	40,390.64
	Rural Edge	125,110.34
	Rural Ranch	48,191.31
	Agriculture	3,835.34
	Comm/Off	2,455.29
	Ind/Emp	8,057.40
	Total	**228,040.32**

Aztec Area Plan

APPENDIX 2
Wind Analysis Map



Legend

- Aztec Area Plan Perimeter Boundary
- Substations
- Transmission Lines
- BLM
- State
- Cities
- Counties

Wind Speed at 70m

- 0-6.0
- 6.0-6.2
- 6.2-6.4
- 6.4-6.6
- 6.6-6.8
- 6.8-7.0
- 7.0-7.2
- 7.2-7.4
- 7.4-7.6
- 7.6-7.8
- 7.8-8.0
- 8.0-8.2
- 8.2-8.4
- 8.4-8.6
- 8.6-8.8
- 8.8+

SCALE: 1" = +/-4MILES

2 MILES

4 MILES

NORTH

AZTEC

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