

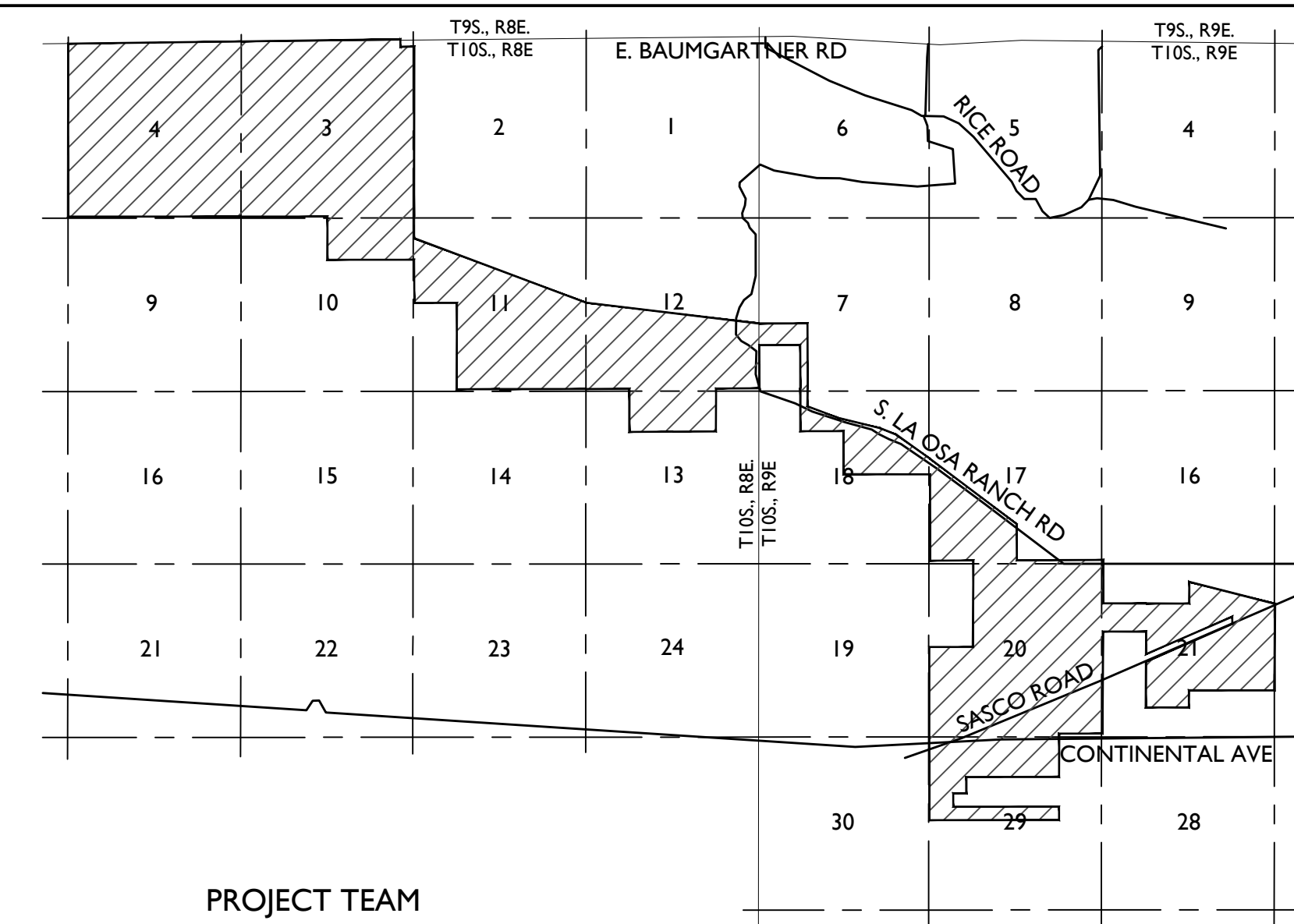
24-0542

Aug 06, 2025 4:27pm S:\Projects\2024\24-0542\Planning Drawings\Comp Plan Amendment\24-0542 - Proposed Comp Exhibit.dwg

PROPOSED COMPREHENSIVE MAP FOR LA OSA

A PORTION OF SECTIONS 3, 4, 10, 11, 12 AND 13, TOWNSHIP 10 SOUTH, RANGE 8 EAST AND A PORTION OF SECTIONS 7, 17, 18, 21, AND 29, TOWNSHIP 10 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

VICINITY MAP



PROJECT TEAM

PROPERTY OWNER:
VERMA LA OSA RANCH I-10/SASCO 3700 LLC
2375 E. CAMELBACK RD, STE 600
PHOENIX, AZ 85016
CONTACT: VERMALAND LLC

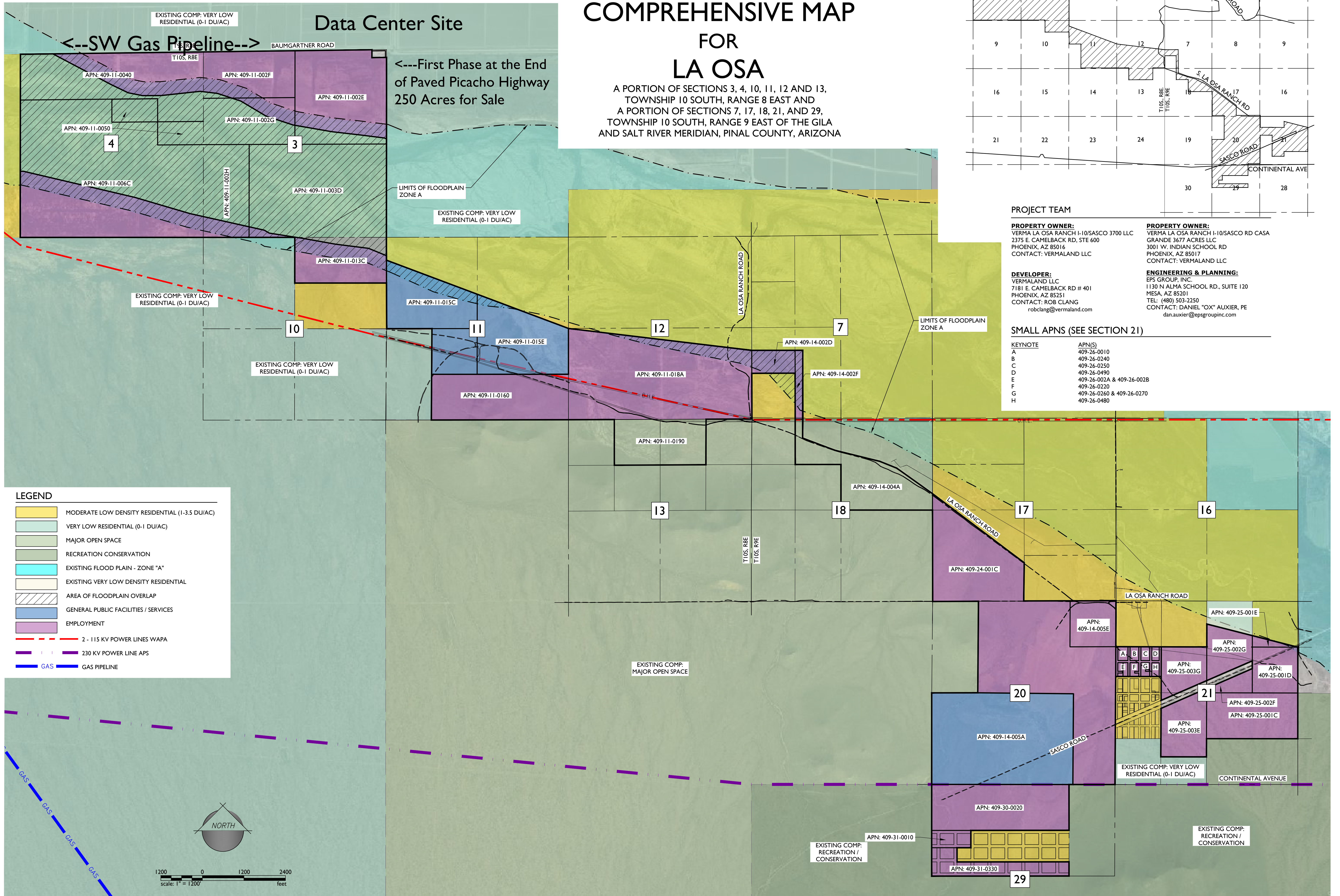
DEVELOPER:
VERMALAND LLC
7181 E. CAMELBACK RD # 401
PHOENIX, AZ 85251
CONTACT: ROB CLANG
robclang@vermland.com

PROPERTY OWNER:
VERMA LA OSA RANCH I-10/SASCO RD CASH
GRANDE 3677 ACRES LLC
3001 W. INDIAN SCHOOL RD
PHOENIX, AZ 85017
CONTACT: VERMALAND LLC

ENGINEERING & PLANNING:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
TEL: (480) 503-2250
CONTACT: DANIEL "OX" AUXIER, PE
dan.auxier@epsgruoinc.com

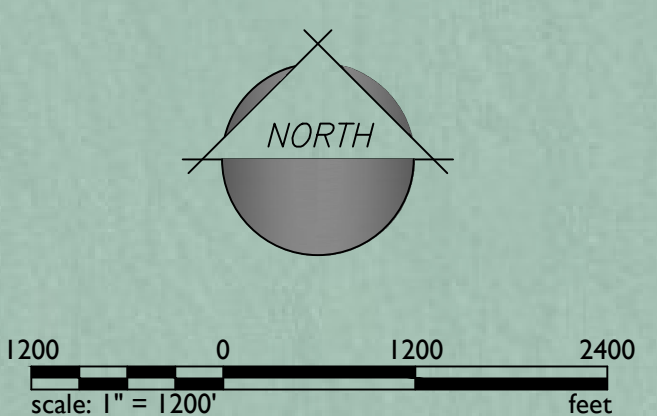
SMALL APNS (SEE SECTION 21)

KEYNOTE	APN(S)
A	409-26-0010
B	409-26-0240
C	409-26-0250
D	409-26-0490
E	409-26-002A & 409-26-002B
F	409-26-0220
G	409-26-0260 & 409-26-0270
H	409-26-0480



LEGEND

	MODERATE LOW DENSITY RESIDENTIAL (1-3.5 DU/AC)
	VERY LOW RESIDENTIAL (0-1 DU/AC)
	MAJOR OPEN SPACE
	RECREATION CONSERVATION
	EXISTING FLOOD PLAIN - ZONE "A"
	EXISTING VERY LOW DENSITY RESIDENTIAL
	AREA OF FLOODPLAIN OVERLAP
	GENERAL PUBLIC FACILITIES / SERVICES
	EMPLOYMENT
	2 - 115 KV POWER LINES WAPA
	230 KV POWER LINE APS
	GAS
	GAS PIPELINE



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgruoinc.com

EPS GROUP

Project: La Osa
Pinal County, Arizona

Proposed Comprehensive Map

Project: MAY 29, 2025 - 1ST SUBMITTAL

Revisions:

Call at least two full working days before your next submission.

ARIZONA
Professional Engineer
No. 00111 or 1-800-254-4444
in Maricopa County, 200203-1100

Designer: STAFF
Drawn by: STAFF

Preliminary
Not For
Construction
Or
Recording

Job No.
24-0542

PROPOSED

Sheet No.
1
of 1