

The Cottonwoods II

Casa Grande, Arizona

Conceptual Land Plan



COMMUNITY
CORRIDOR LAND USE
DESIGNATION
Pending Zoning - "PAD"
Planned Area Development

Sites A, B, C, D & E:

Approved Community Commercial Land Use
Designation /
Pending PAD Zoning for:
- Commercial Uses (Retail, Service, Office, etc.)
- Multi-Family Residential (<25 du/ac)



NEIGHBORHOODS LAND USE
DESIGNATION
Pending Zoning - "PAD"
Planned Area Development

Site F:

Approved Neighborhoods Land Use Designation /
Pending PAD Zoning for:
- Single-Family Residential
- Multi-Family Residential (Medium-Density (<10
du/ac) & High-Density (<20 du/ac))

The Cottonwoods II is entirely within the service
area of the Arizona Water Company, which was
awarded an Alternative Designation of Assured
Water Supply (ADAWS) by the Arizona Department
of Water Resources (ADWR) in March 2026.
Further, the previously-approved Certificates of
Assured Water Supply (CAWS) issued by the
Arizona Department of Water Resources (ADWR)
for 403 units for portions of the Cottonwoods II
translates to a water allocation of approximately
250.45 acre-feet through the Arizona Water
Company, thereby eliminating that comparable
Water Availability Fee.

Site Acreages, Boundaries and Dimensions (other
than Land Use Designations and Zoning
Boundaries) are conceptual and illustrative in
nature only and can be adjusted as necessary for
individual purchaser

N. THORNTON ROAD

