

The Cottonwoods II

Casa Grande, Arizona

Conceptual Land Plan



Sites A, B, C, D & E
APPROVED AS COMMUNITY
CORRIDOR LAND USE
DESIGNATION

Pending Zoning - "PAD"

Planned Area Development
for:

- Commercial Uses
(Retail, Service, Office, etc.)
- Multi-Family Residential
(≤ 25 du/ac)"



Site F
APPROVED AS
NEIGHBORHOODS LAND
USE DESIGNATION

Pending Zoning - "PAD"

Planned Area Development
for:

- Single Family Residential
- Multi-Family Residential
(Medium-Density (≤ 10 du/c)
& 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

W. COTTONWOOD LANE

