



PROJECT FACT SHEET

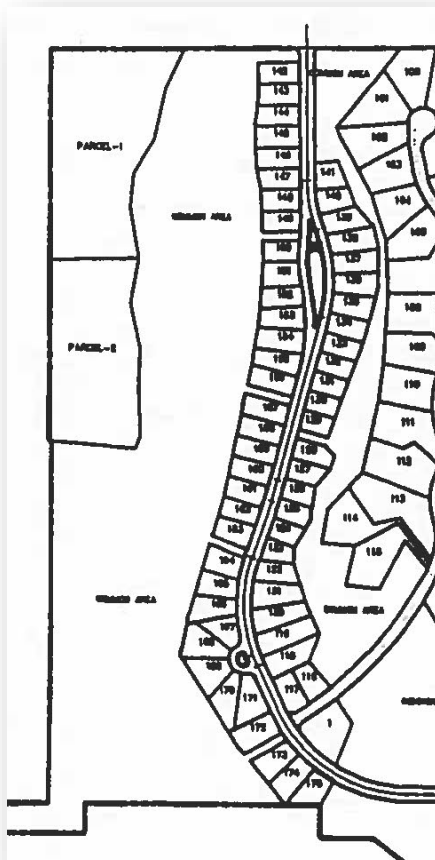
PROJECT: Naranja Trails

DATE: 9/16/2020

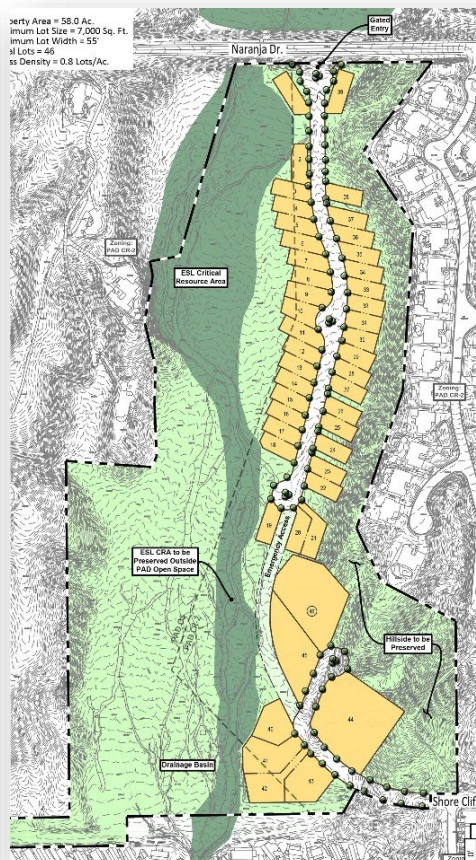
SUBJECT: Project Fact Sheet

PROJECT #: 20aaa01

The subject property was zoned for this type of development many years ago in Pima County. Meritage Homes proposes to develop a gated neighborhood in the northern portion of the property featuring 39 homes situated along the eastern bank of the Highlands Wash. Access for this northern portion of the development will be via Naranja Drive. Seven larger lots are proposed in the southern portion of the site, accessing via an extension of Shore Cliff Drive. All lots will be located lower in elevation than existing homes higher on each bank of Highlands Wash, thus impacts to views of Pusch Ridge will be avoided. Additionally, the proposed plan protects a large amount of mapped Critical Resource Area that the existing approved plan would not. No rezoning is proposed because this development is already permitted under the existing River's Edge PAD R1-7 zoning.



**Existing Approved Plan
(61 Homes)**



**Proposed Plan
(46 Homes)**