

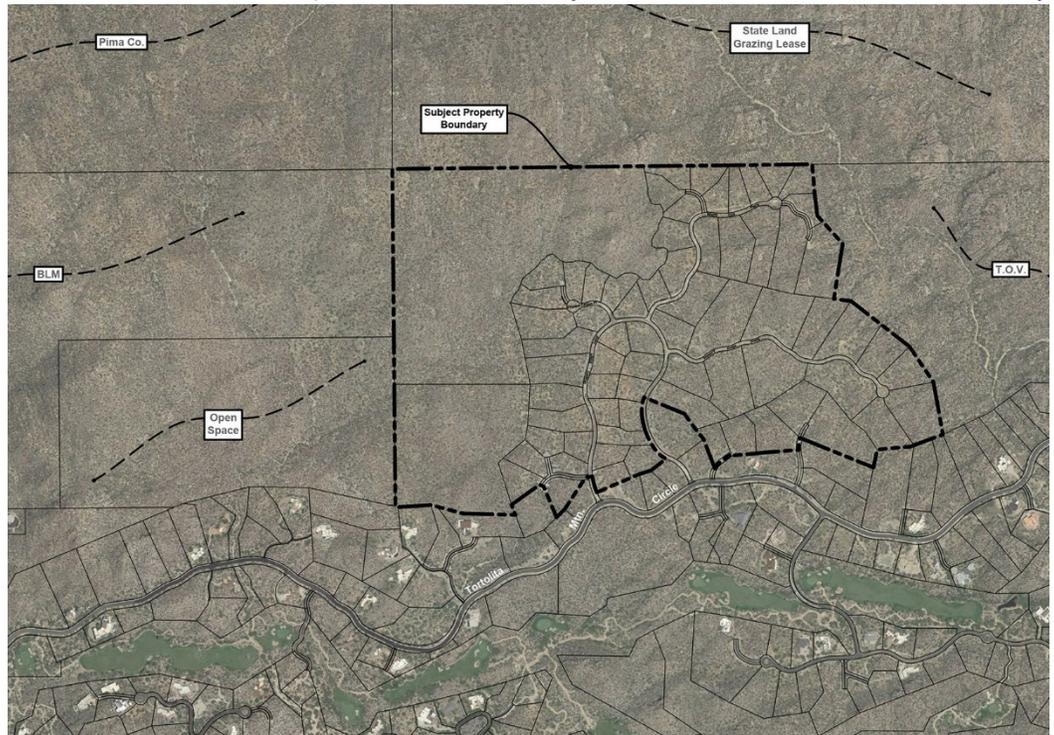
PROJECT: Stone Canyon Ph. VII PAD Amend. & Conditional Use Permit

PROJECT #: 19aqa01

SUBJECT: Project Fact Sheet

DATE: 12/19/2019

The Martin Ranch Company's grazing operation extends over approximately 25,000 acres of land in Rancho Vistoso, northern Pima County, and southern Pinal County. Martin Ranch has actively been grazing in this part of southern Arizona since 1985, although of course cattle grazing is an historic activity in the area dating back well over a century. The Martin grazing area is a collection of leases, mostly on State Trust land, but also on some privately held acreage. One of the privately held properties that Martin Ranch leases is the subject property comprising the northern 209± acres of Stone Canyon Phase VII. The subject property has been actively grazed since 1987, is fenced, and supports up to three head of cattle according to AZ Dept. of Agriculture regulations. Over the years there have been no cattle-related complaints in Stone Canyon. In fact, most residents are likely unaware that most undeveloped lands within Stone Canyon have been grazed continuously since before Stone Canyon began. Incidentally, the 200 acres of open space directly east of the subject property was also grazed for many years prior to its dedication to the Town of Oro Valley.



The subject property was platted in 2006 but has not yet been built or offered for sale to individual homeowners. The current owners are not land developers and have no intention of developing the land. They received the property in lieu of debt payment from the previous owner. Unfortunately, the property tax valuation on the subject property recently increased due to a determination by the County Assessor that grazing is not a permitted use on the property despite the fact that the property has been grazed continuously for decades. This PAD amendment request seeks to rectify that issue by adding the established, historic "grazing" land use as a conditionally permitted land use in the Rancho Vistoso PAD's Low Density Residential (LDR) land use designation. Our concurrent Conditional Use Permit application is dependent on the approval of the PAD amendment and will formalize the existing grazing land use as permitted in order to regain the corresponding tax status on the property until this phase of Stone Canyon is ready for development.