General Plan Organization

General Plan Map Series Atlas

Comprises all the maps related to the Town of Clifton 2020 General Plan and includes:

- **General Plan Background & Current Conditions Report Maps Series**: This series includes all the maps illustrating background and current conditions mentioned in the Background and Current Conditions Report. These maps are only available in this Atlas.

- **Policy Plan Map Series**: Includes all the maps adopted as part of the General Plan Future Land Use series. These maps are included in the Policy Plan under their corresponding element and in this Atlas for easy reference.
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Exhibit 1: Location and Regional Context

LOCATION/REGIONAL CONTEXT

Legend:
- Jurisdiction
- Morenci
- Greenlee County
- Highway
- Rail
- Airports
- National Forest
- San Carlos Indian Reservation

Source:
Arizona State Land Department, 2017
Arizona Department of Transportation, 2015
Arizona Land Resource Information Service, 2015

Scale: 1 inch = 5 miles
Exhibit 2: Study Area

Legend:
- Clifton Town Limits
- Morenci
- Downtown Clifton
- Major Roads
- Rail
- Highway
- Road and Rail Crossing
- Rivers

Scale: 1 inch = 0.75 miles

Sources:
- Arizona State Land Department, 2017
- Arizona Department of Transportation, 2014
- Arizona Land Resource Information Service, 2013
Exhibit 3.a: Topography
Exhibit 4: Hydrology
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Exhibit 6.b: Existing Land Use
TOWN OF CLIFTON

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Exhibit 8: Current Zoning
General Plan Map Series Atlas: Background and Current Conditions
The Town of Clifton Community Vision

Clifton will continue to be a vibrant, prosperous and welcoming community with small town charm which embraces its rich historic heritage, while looking toward the future. Capitalizing on its natural resources, Heritage Core, unique geography and topography, Clifton will continue to support healthy people, economy, infrastructure and environment making the Town a destination located Where the Trail Begins.
1. Growth Areas;
2. Redevelopment/Revitalization Planning Areas;
3. Infill/Repurposing Areas Planning Areas; and
4. The San Francisco River Corridor Area.

- **Tier 1 Growth Areas**: includes growth areas inside the Town of Clifton that could be developed within the next 10 years. The Town should focus their efforts on the Tier 1 Growth Area described and delineated in the Growth Areas Element.

- **Tier 2 Growth Area**: includes lands owned by the ASLD in the Table Top area. Development within State Trust Lands requires advanced coordination with ASLD and concurrency with a conceptual land use and circulation plan depicting highest and best use prior to the release of those lands for sale and prior to annexation.
General Plan Organization

Comprised by the community vision, elements, guiding principles, goals, policies, and implementation strategy, the General Plan framework creates the structure that will guide and support the Town’s decision-making in all aspects related to the General Plan. Key General Plan definitions include:

- **Community Vision**: a concise statement of the desired outcome supported by guiding principles and goals.
- **Element**: a chapter of the General Plan addressing Arizona Revised Statutes requirements.
- **Guiding Principle**: a statement of intent guiding the vision of Clifton as it relates to each element of the General Plan. A guiding principle leads each element of the General Plan and connects each goal to the overall Community Vision.
- **Goal**: a general statement expressing the desired objectives the community of Clifton seeks with regards to future development within the Town and its designated planning area.
- **Policy**: an action statement supporting a goal, providing a framework for present and future decisions and guiding the formulation of specific programs and strategies enumerated under the implementation strategies.
- **Implementation Strategy**: a specific action or strategy required to carry out a policy or group of policies of the General Plan to achieve or implement its goal. Located in the Implementation chapter, implementation strategies enumerate responsible parties, funding mechanisms, and proposed timeframes.
General Plan Elements

This General Plan exceeds the statutorily required elements and includes the following elements:

1. Growth Areas
2. Land Use
3. Transportation and Circulation
4. Housing & Neighborhood/Community Beautification
5. Parks, Recreation, Trails and Open Space
6. Economic Development
7. Healthy Community
8. Public Facilities and Services
9. Water Resources
10. Environmental Planning
11. Cost of Development
   Plan Administration and Implementation