TOWN OF CLIFTON GENERAL PLAN

General Plan Map Series Atlas

Where the Trail Begins!

The Planning Center

Tucson Office

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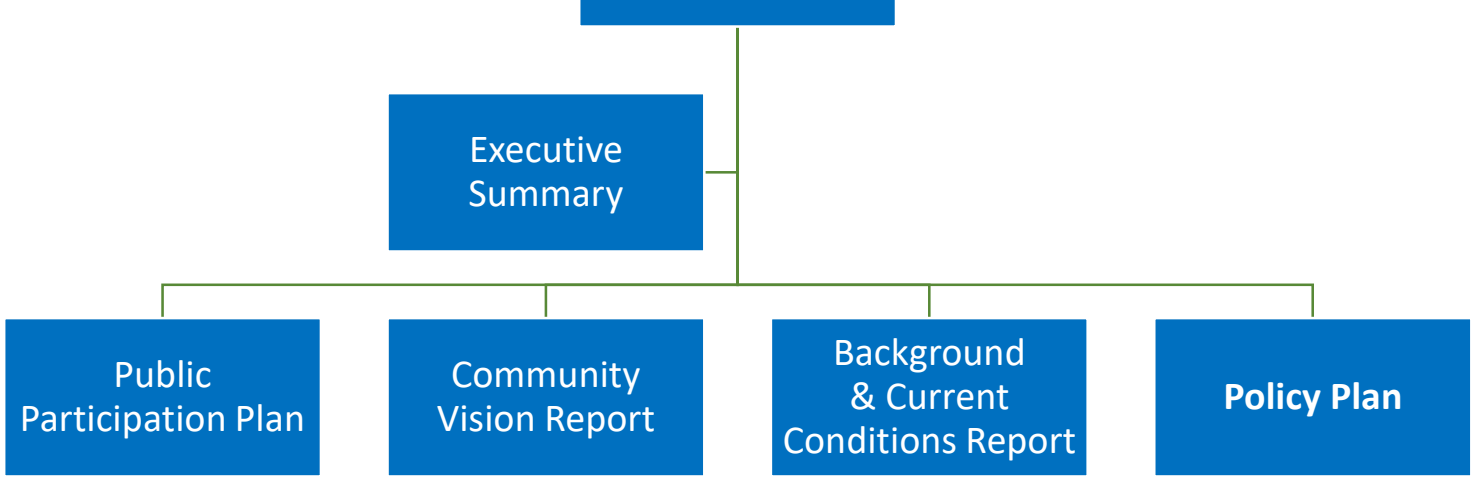
Tucson, Arizona 85701

August 15, 2019

TOWN OF CLIFTON GENERAL PLAN
General Plan Map Series Atlas User Guide

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.

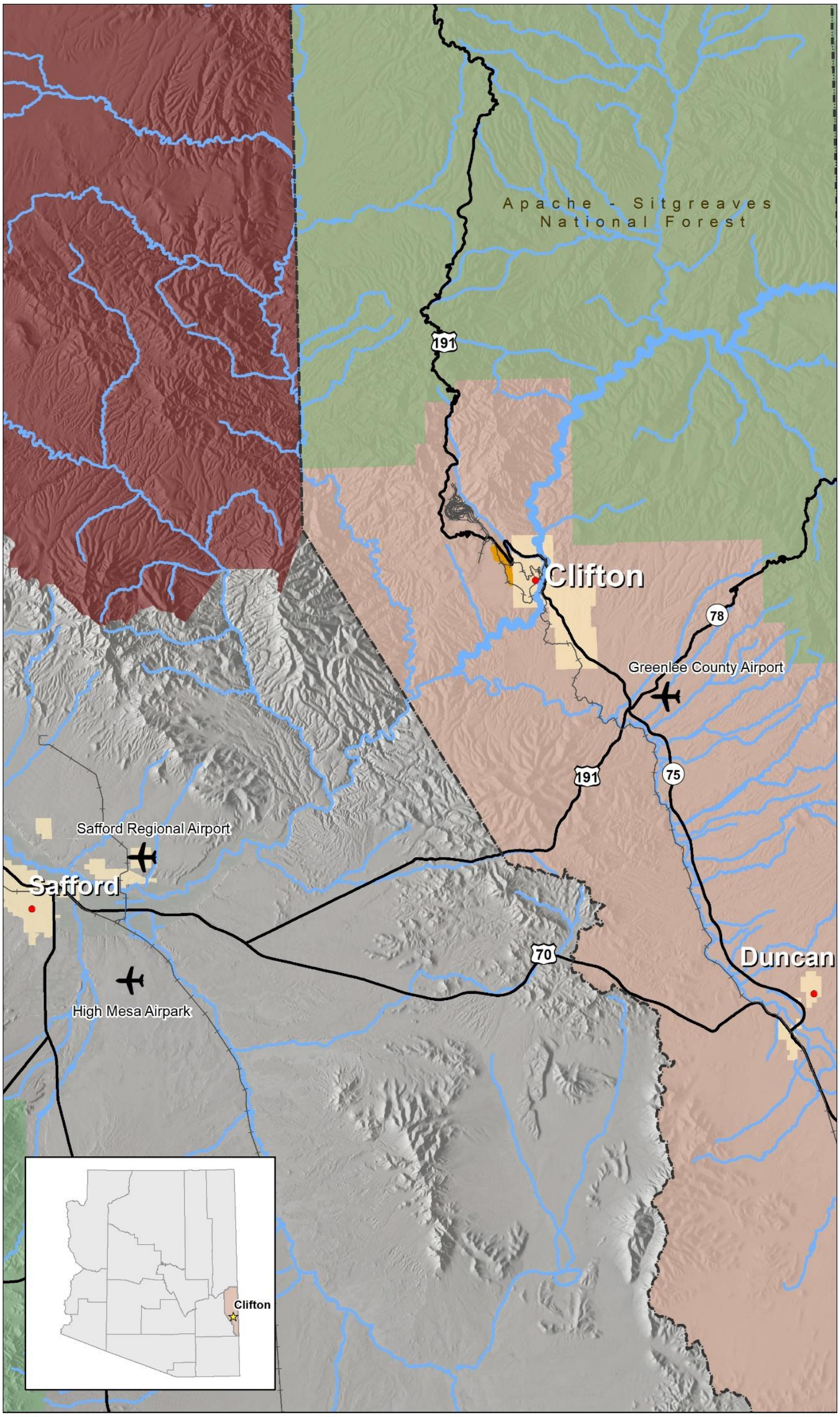


Exhibit 1: Location and Regional Context

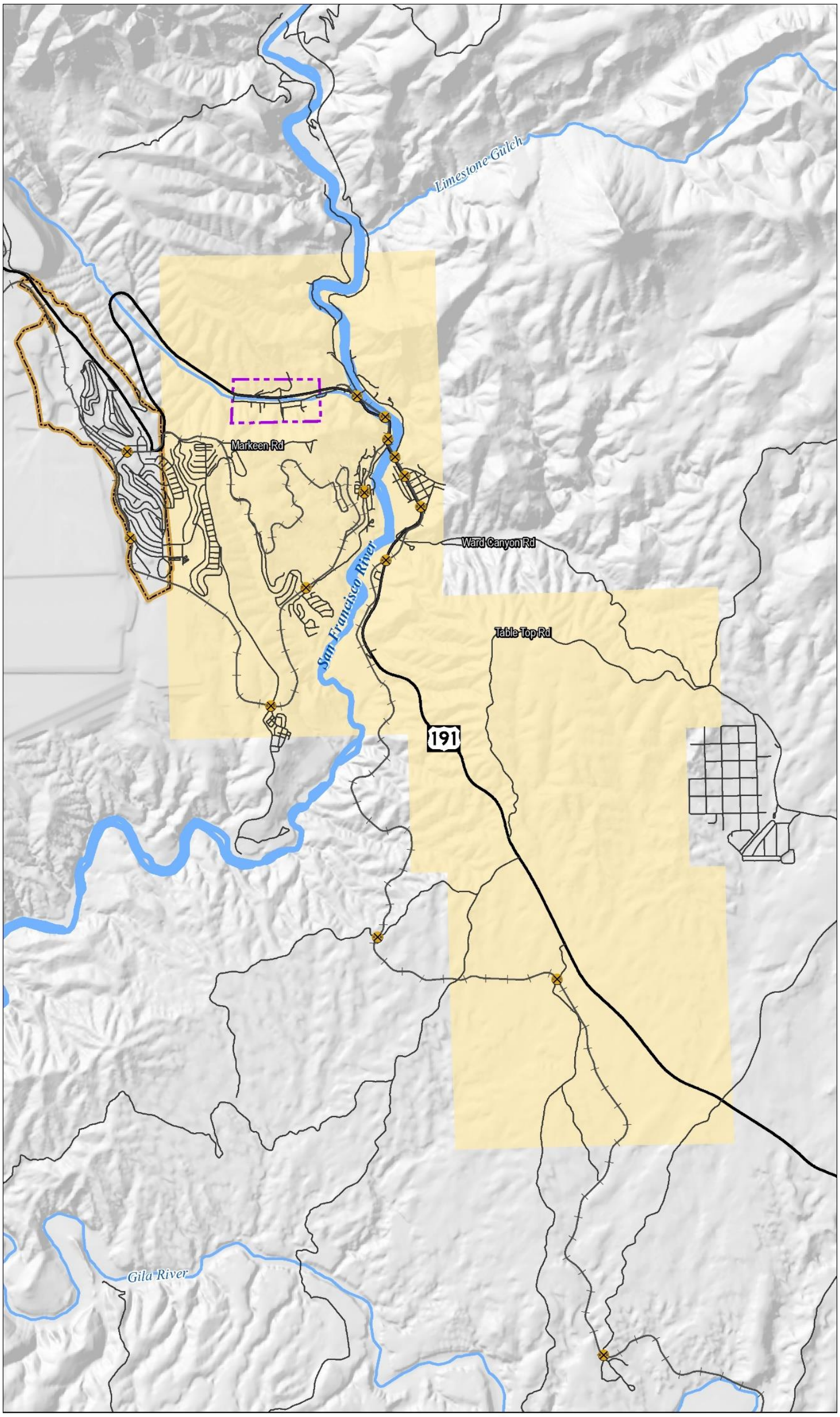


Exhibit 2: Study Area

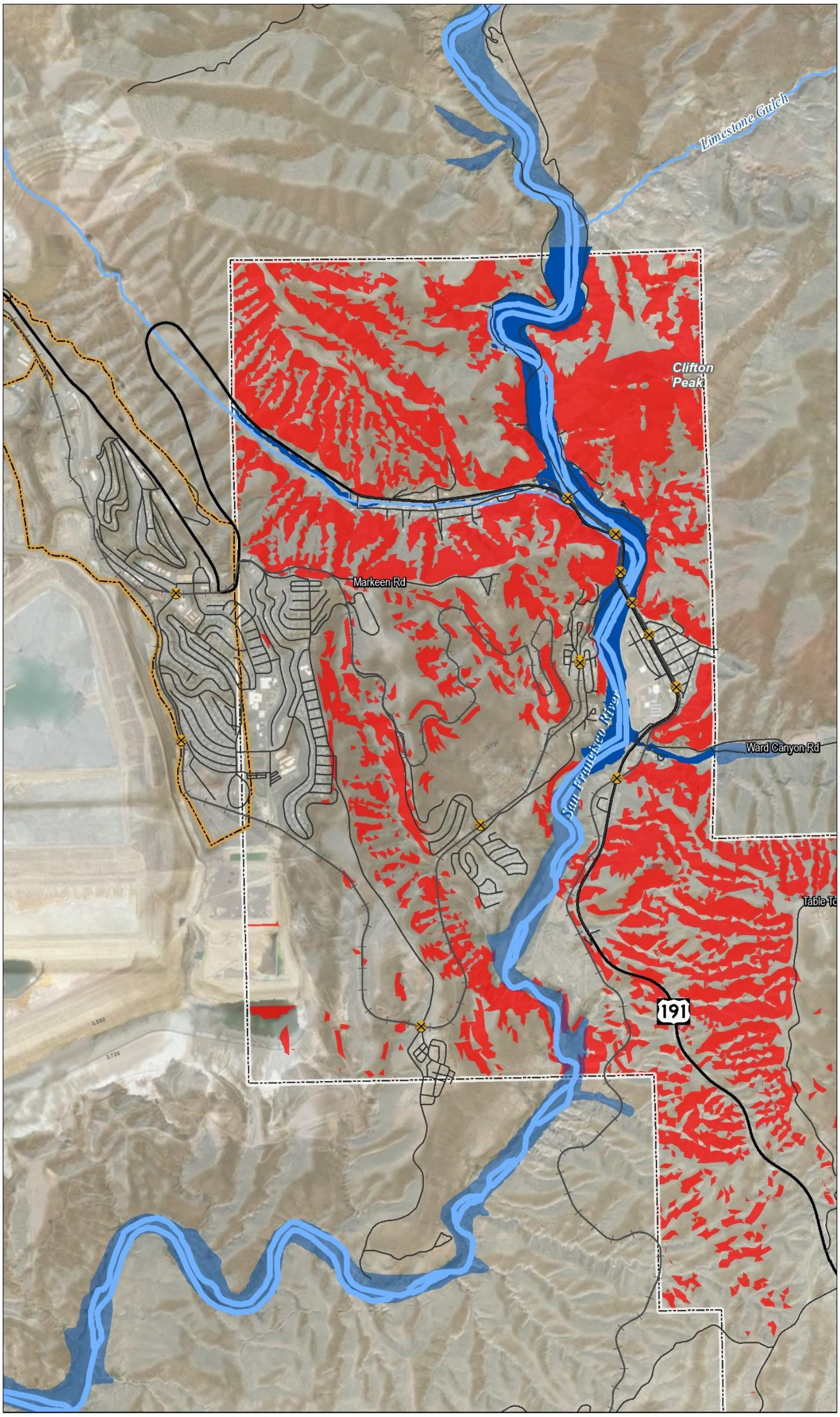


Exhibit 3.a: Topography

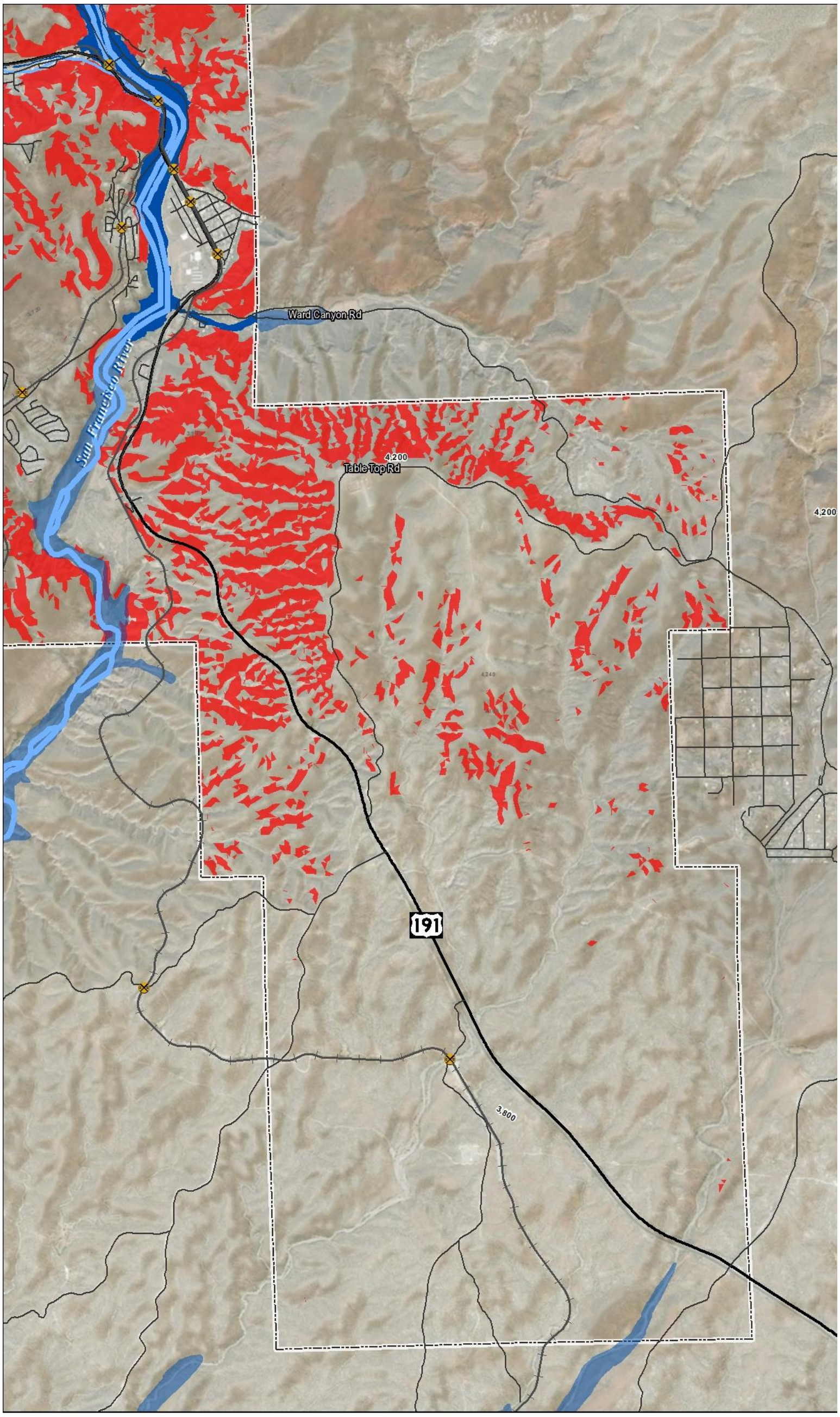


Exhibit 3.b: Topography

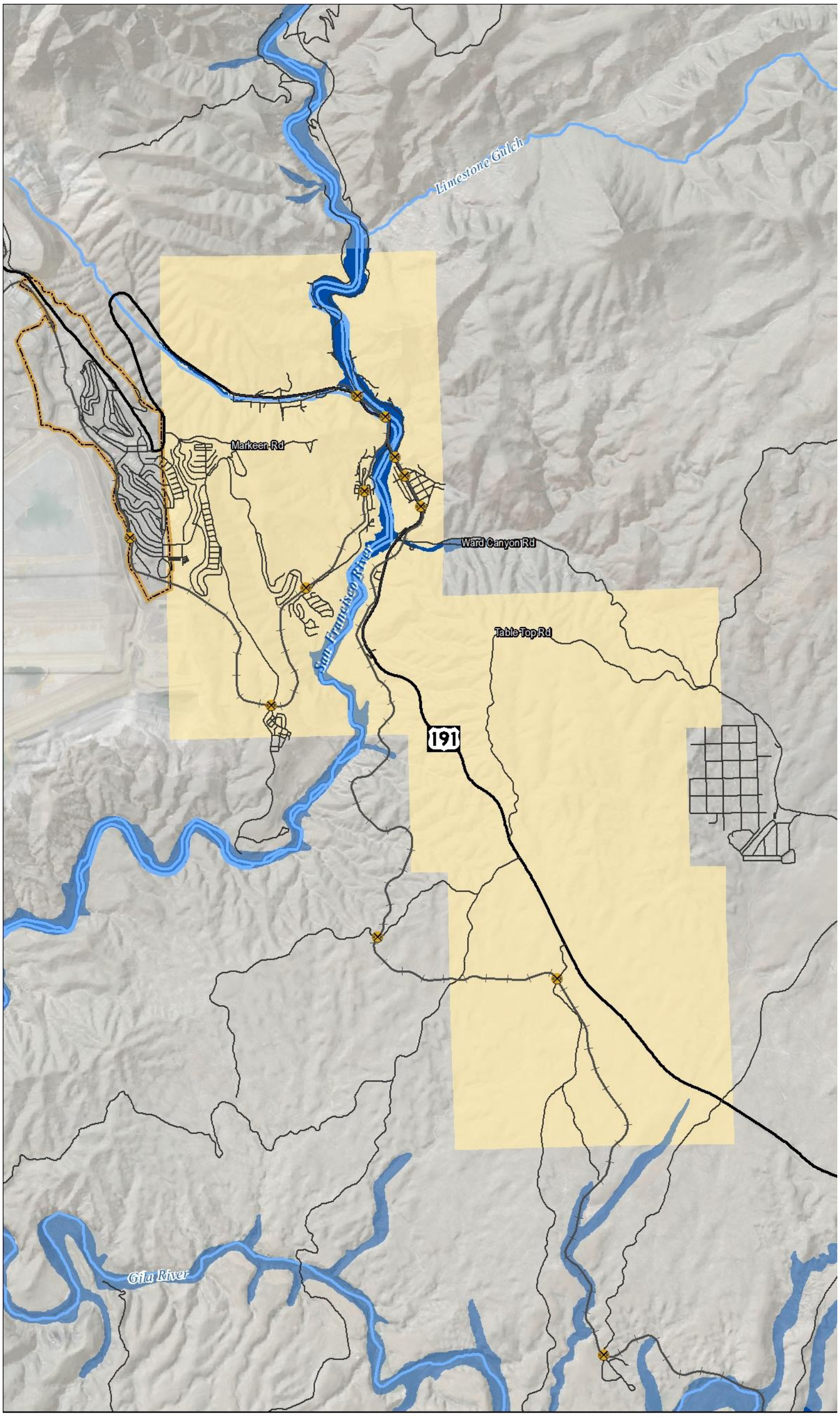


Exhibit 4: Hydrology

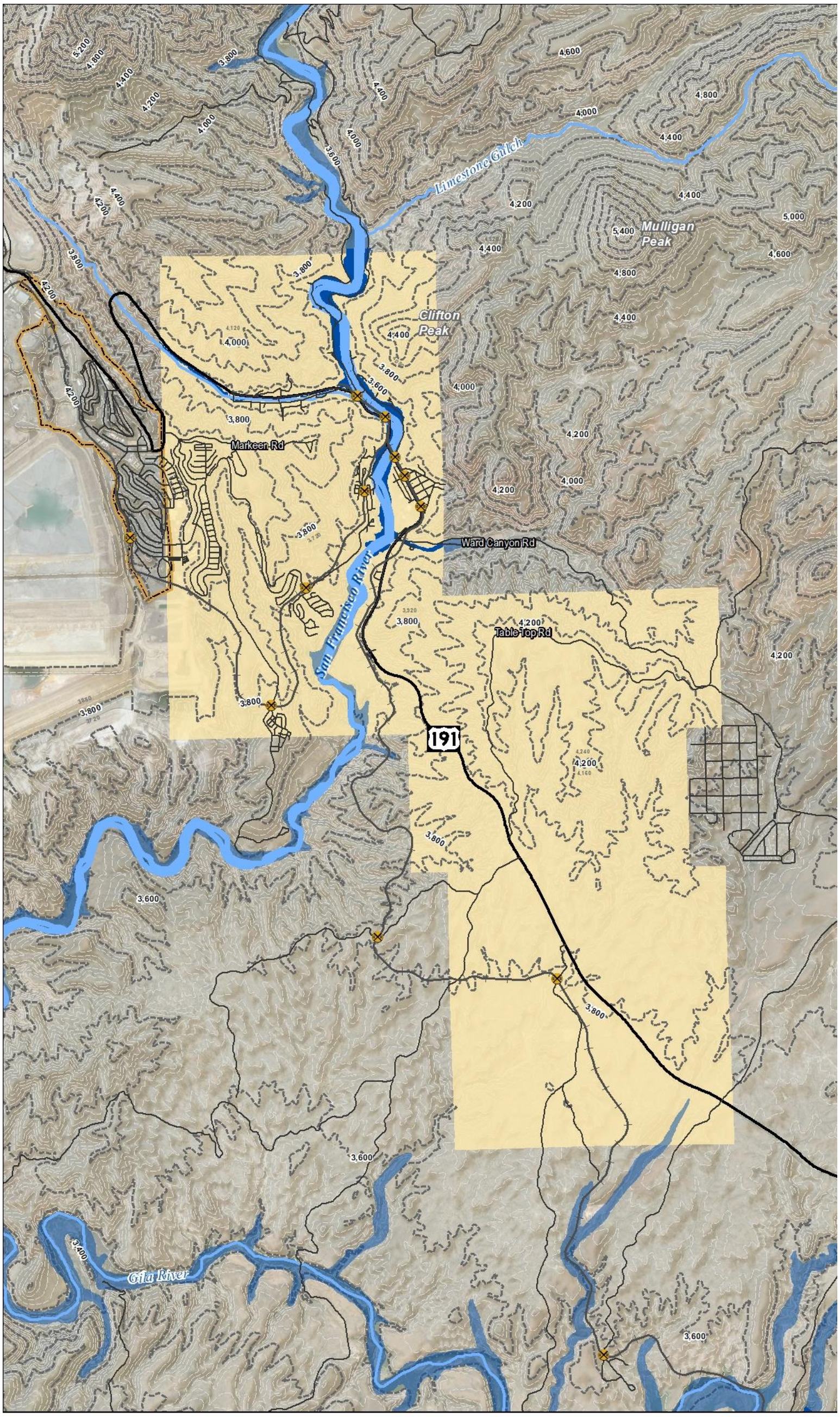


Exhibit 5: Physical Opportunities and Constraints

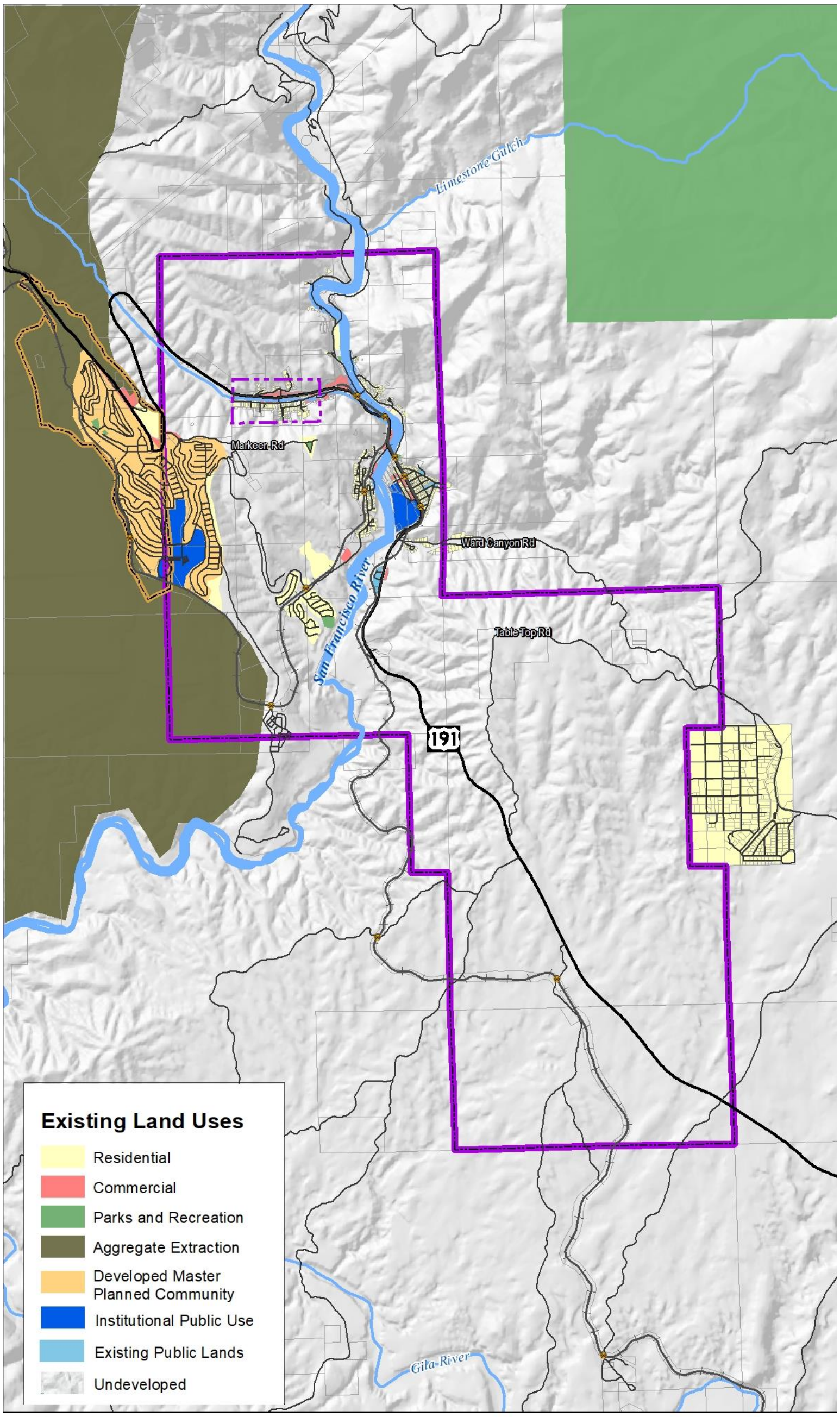


Exhibit 6.a: Existing Land Use

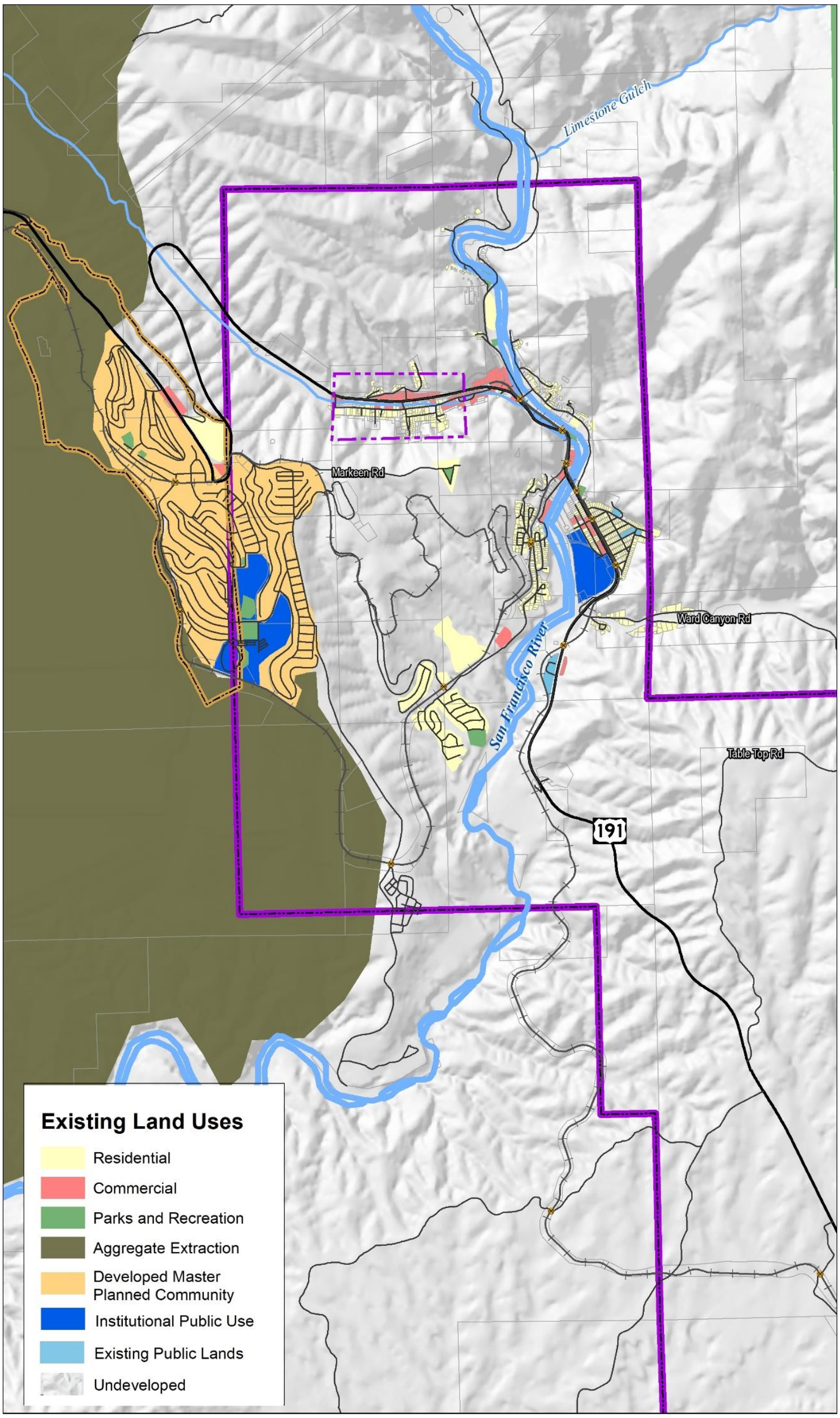


Exhibit 6.b: Existing Land Use

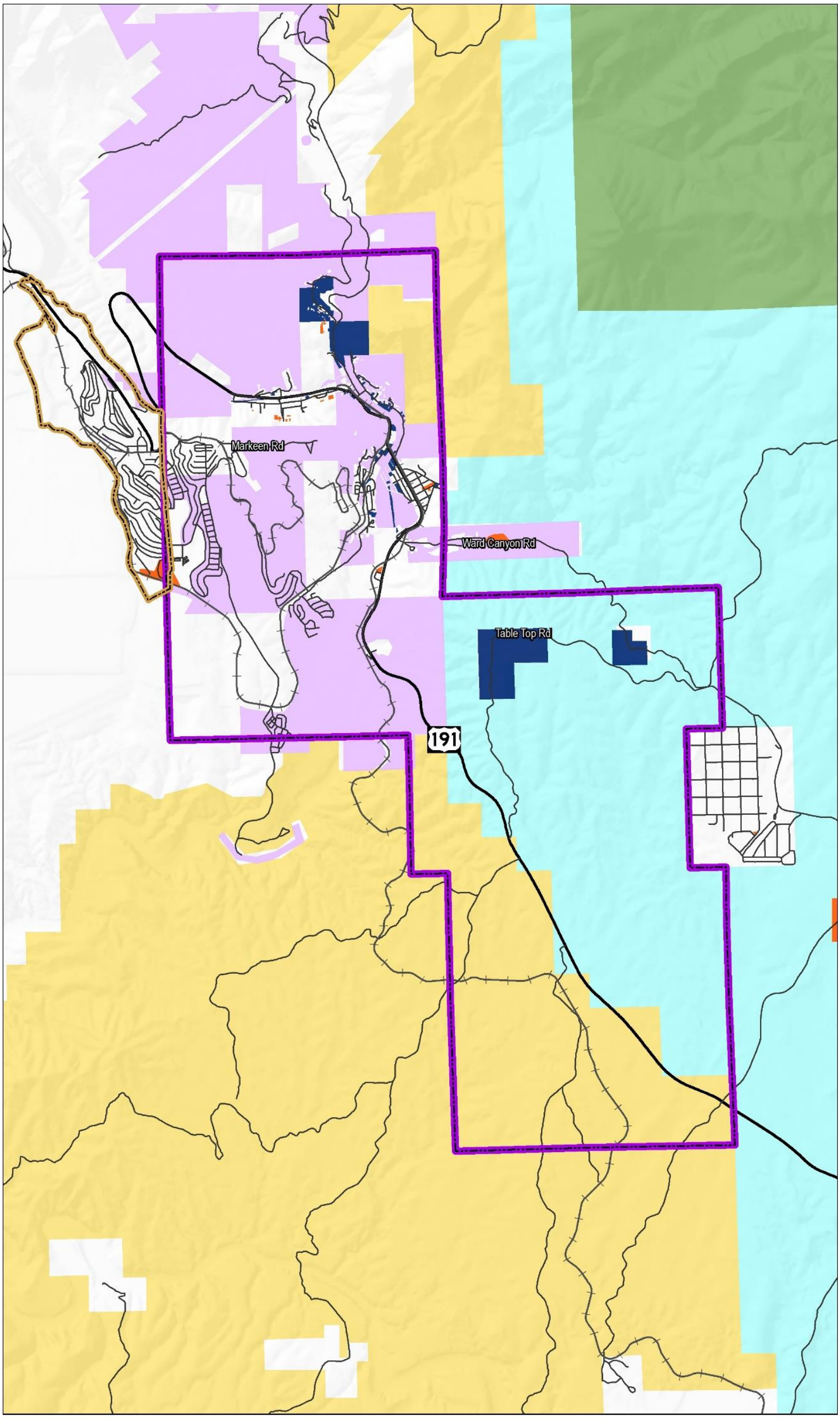


Exhibit 7: Land Owners

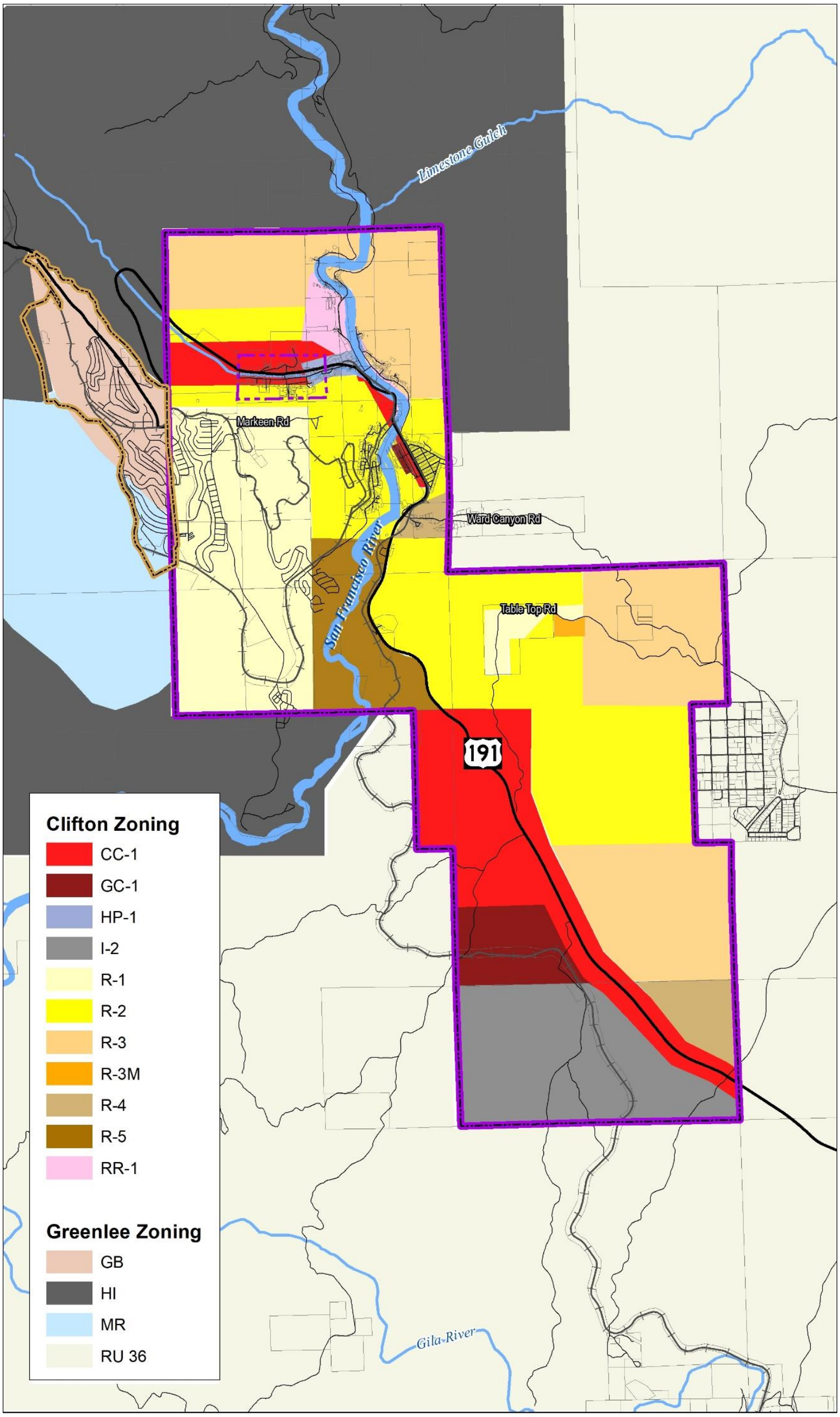
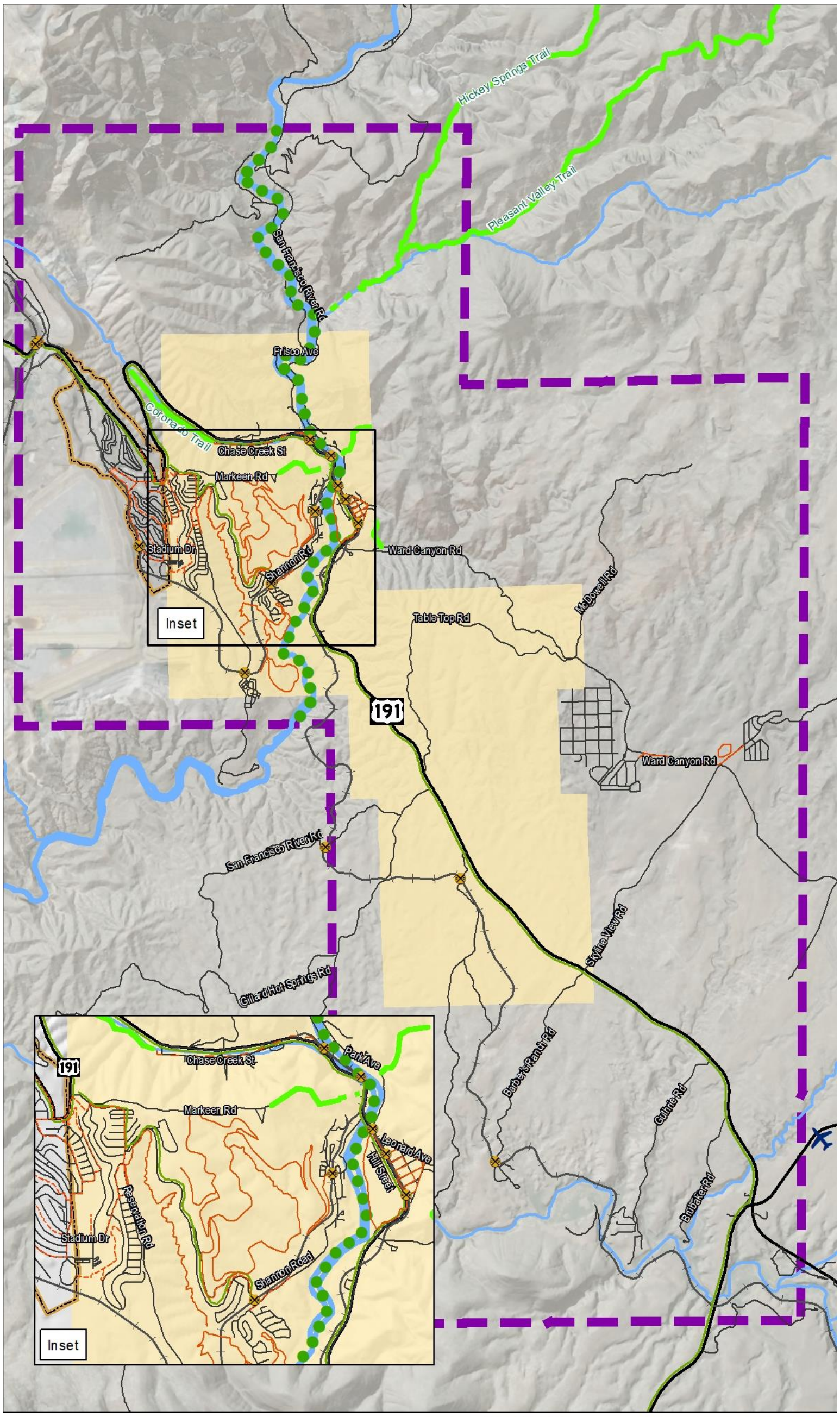
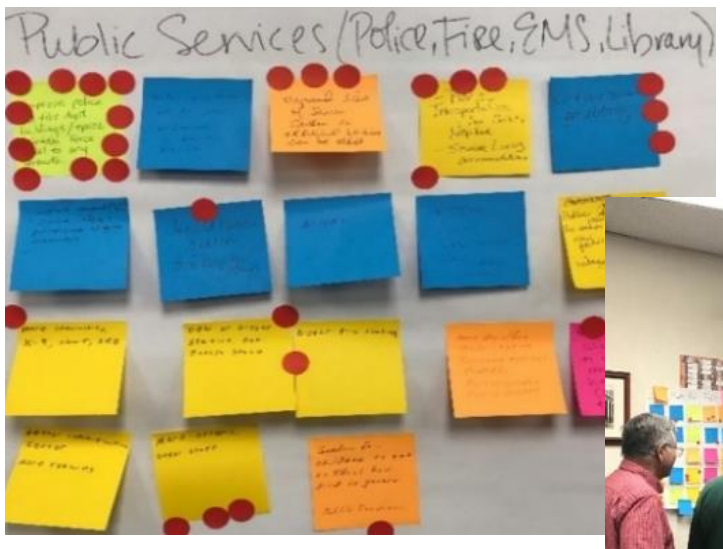
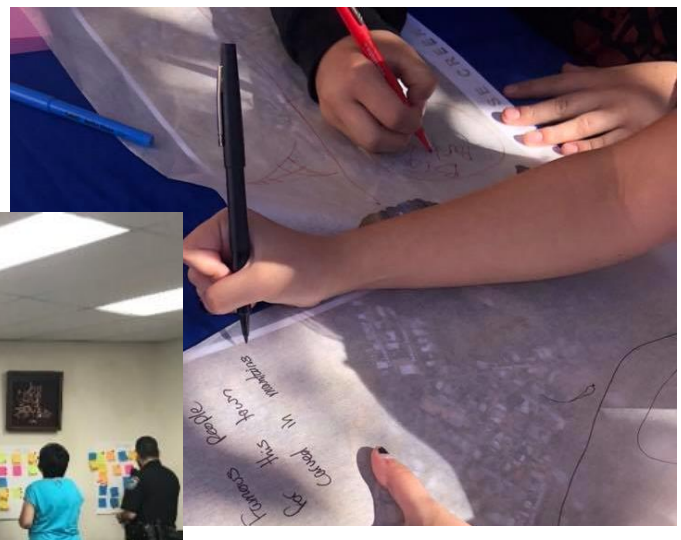


Exhibit 8: Current Zoning

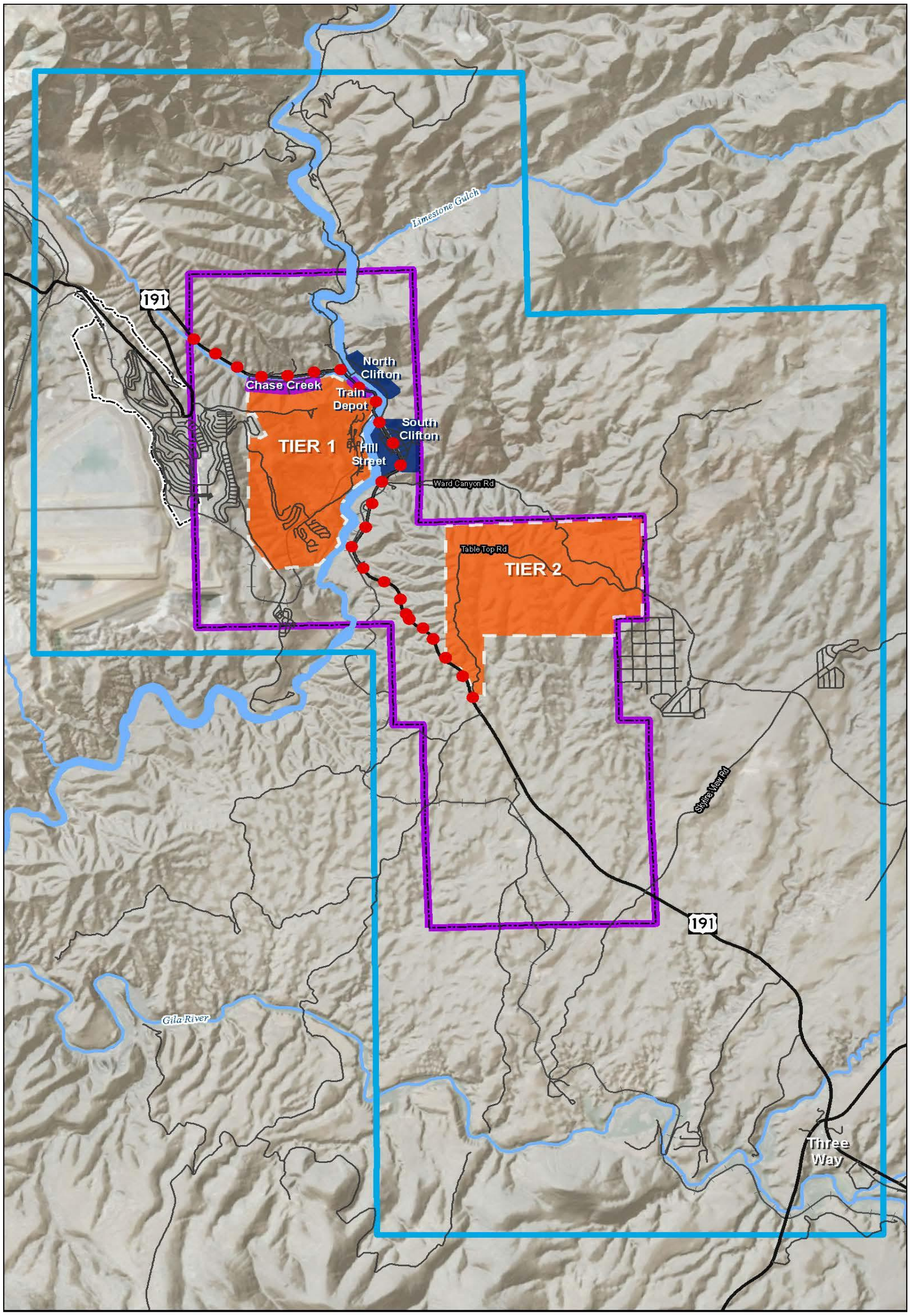

Hickey Springs Trail
Pleasant Valley Trail
San Francisco River Rd
Frisco Ave
Coronado Trail
Chase Creek St
Markeen Rd
Stadium Dr
Shannon Rd
Ward Canyon Rd
McDowell Rd
Table Top Rd
Inset
191
Ward Canyon Rd
San Francisco River Rd
Skyline View Rd
Gillard Hot Springs Rd
Barbers Ranch Rd
Guthrie Rd
Bubaker Rd
Chase Creek St
Park Ave
Markeen Rd
Leonard Ave
Hill Street
Reservation Rd
Stadium Dr
Shannon Road
Inset
LEGEND
Clifton Town Limits
Morenci
Designated Planning Area
Bicycle Route
Highway
Major Roads
Rail
Road and Rail Crossing
Airport
San Francisco River Corridor
Existing Trail
Proposed Trail
Existing Pedestrian Path
Proposed Pedestrian Path
TRANSPORTATION & CIRCULATION
0
0.5
1
NORTH
Sources: Arizona State Land Department, 2017
Arizona Department of Transportation, 2018
Arizona Land Resource Information Services, 2013

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.



LEGEND

- Clifton Town Limits
- Morenci
- Designated Planning Area
- Growth Areas
- Redevelopment Areas
- Infill Areas
- Highway Corridor
- Rail
- Rivers
- Major Roads
- Highway

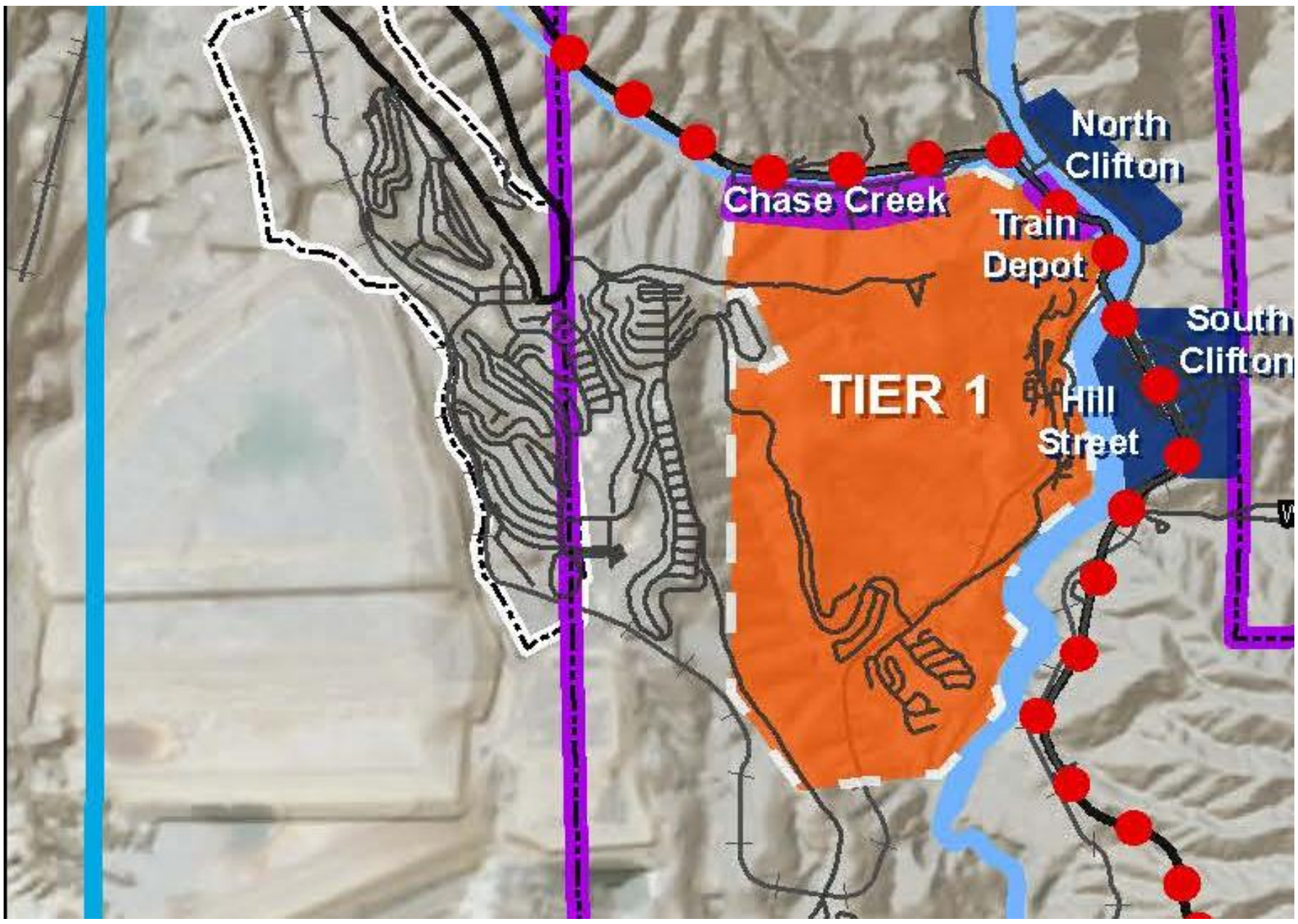
GROWTH AREAS

NORTH

0 0.5mi 1mi

PROJECT: TOC-01 DATE: 06/13/19
FILE NAME: TOC-01_Growth Areas2.mxd

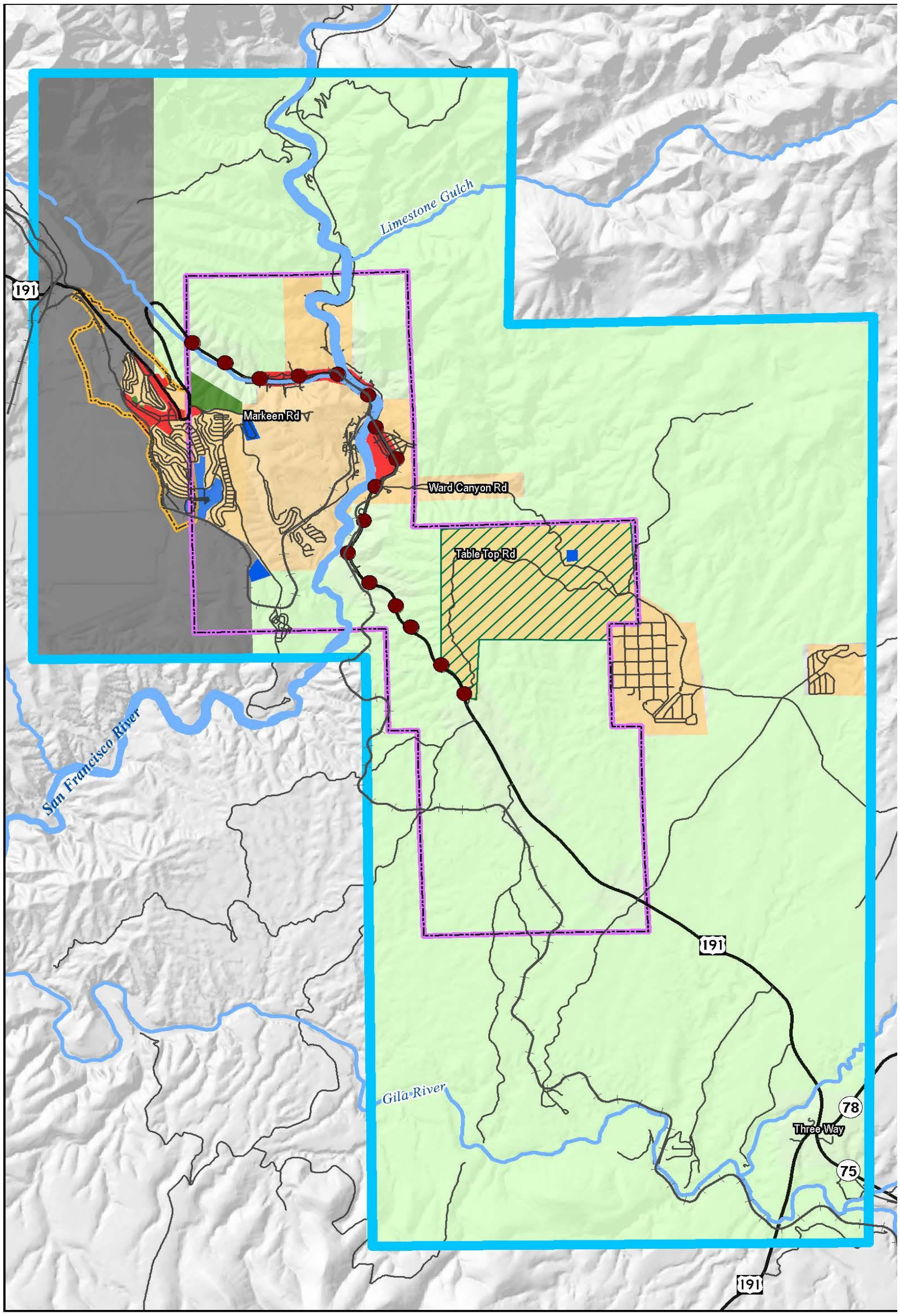
Sources: Arizona State Land Department, 2017
Arizona Department of Transportation, 2018
Arizona Land Resource Information Services, 2013



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.



LEGEND

- Clifton Town Limits
- Morenci
- Designated Planning Area
- Development Reserve
- Neighborhoods
- Highway Enterprise
- Rural
- Parks & Recreation
- Aggregate Resource
- Public Facilities
- Rail
- Rivers
- Highway
- Major Roads
- Highway Corridor

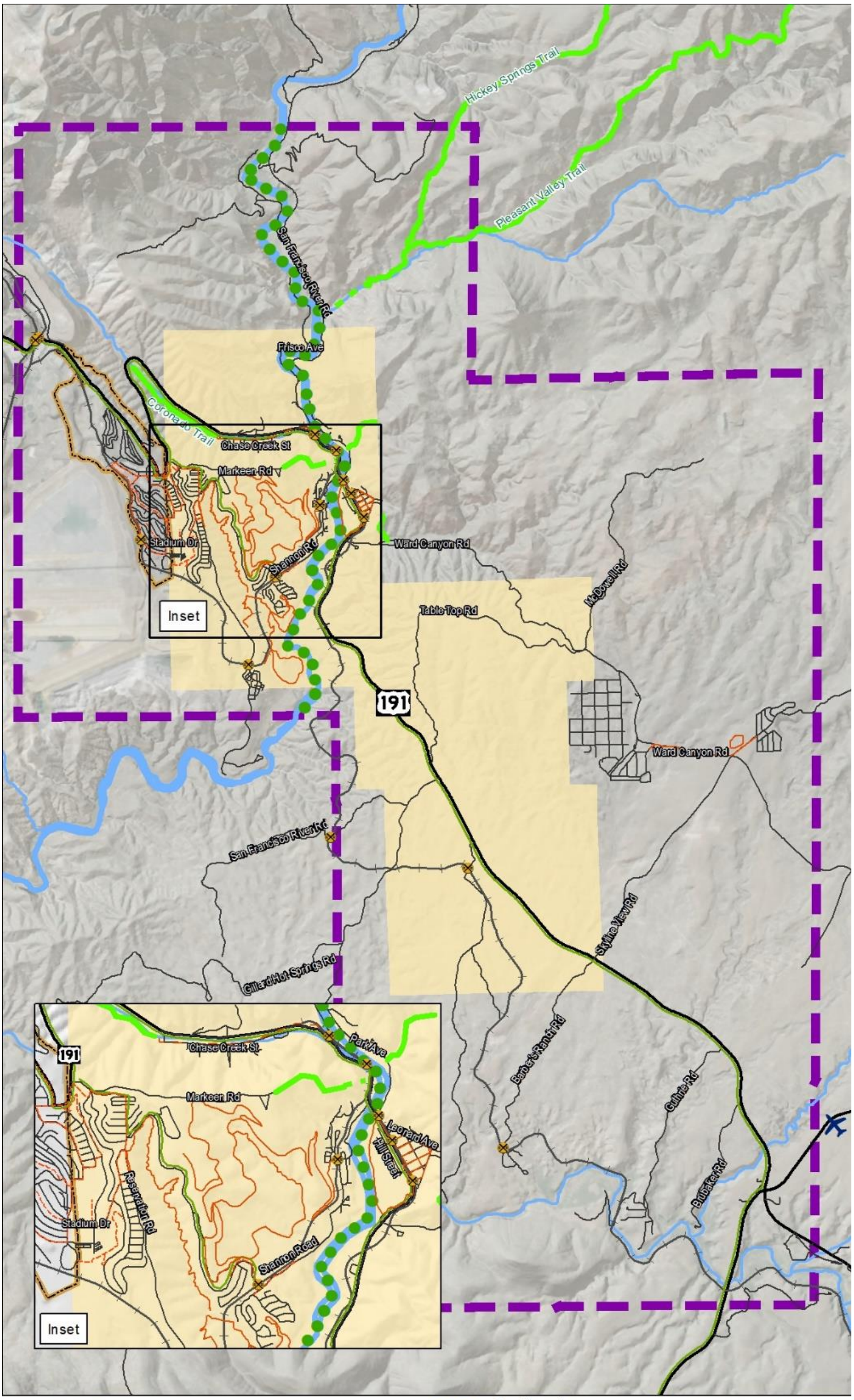
FUTURE LAND USE

NORTH

0 0.5mi 1mi

PROJECT: TOC-01 DATE: 06/14/19
FILE NAME: TOC-01_FutureLandUse.mxd

Sources: Arizona State Land Department, 2017
Arizona Department of Transportation, 2018
Arizona Land Resource Information Services, 2013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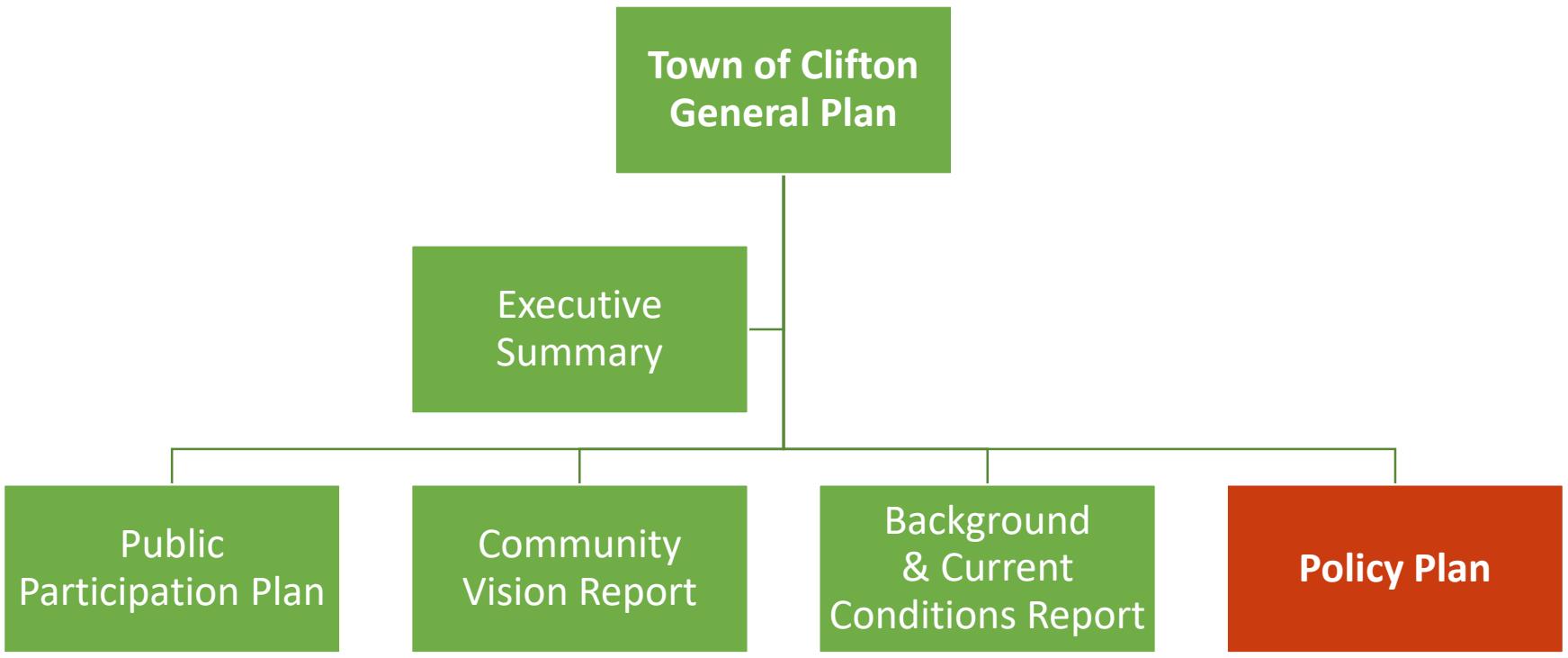
General Plan Organization



General Plan Framework

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. Heathy Community
8. Public Facilities and Services
9. Water Resources
10. Environmental Planning
11. Cost of Development

Plan Administration and Implementation