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Eloy News

City's new look makeover from the ground up

By TEMPLE A. STARK, Editor

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It's the city planning department's forward vision which will have the most immediate impact on shaping the look of Eloy's future.

It's expansion of its General Plan study area by 128 square miles will force nearby municipalities, Coolidge and Casa Grande, as well as the leaders of Arizona City, to rethink their own plans for growing outward.

This movement in what is still very much an agricultural-based area can be thought of "rural sprawl."

Over the next couple of weeks developers will get the go ahead for their biggest dreams of all for the Eloy area. Two of the biggest, 1,427 and 1,100 acres were detailed last week.

As well as plans that have been on hold for a few years, some much larger, the following developments are soon to be online to change how people think of Eloy. They are requesting general plan amendments. For Eloy these apply to projects larger than 320 acres or those where some part of them have zoning changes of more than two steps.

The Villages of Eloy - The property is bounded by Eleven Mile Corner Road to the east, Estrella Road to the west, Hanna Road to south and Cornman Road to the north. David Evans and Associates on behalf of Prime Earth Development Company (PEDCO) has requested approval of a general plan amendment (GPA) for 740 acres of county Rural Residential to 73.73 acres of low-density residential, 424.21 acres of medium-density residential, 107.20, acres of medium-high-density residential, 94.7 acres of high-density residential, and 40.74 acres of community commercial (retail).

Picacho View I - The property is bounded by Toltec Highway (Road) to the east, Lamb Road to the west, Shay Road to the south and Alsdorf Road to the north. Gallagher and Kennedy Law Office, on behalf of LinMark LLC / Mike Musulin, has requested approval of a GPA for 940 acres of rural residential, estate-density residential, and low-density residential to 174 acres of low-density residential, 604 acres of medium-density residential, 54 acres of medium-high-density residential, 52 acres of community commercial, and 40 acres of parks / open space.

Picacho View II - This property is bounded by Tumbleweed Road to the east, Toltec Highway (Road), Harmon Road to the south, and Nutt Road to the north. Gallagher and Kennedy Law Office, on behalf of LinMark LLC / Mike Musulin, has requested approval of a GPA for 1,040 acres of rural residential to 100 acres of low-density residential, 683 acres of medium-density residential, 47 acres of

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medium-high-density residential, 85 acres of community commercial and 110 acres of parks / open space.

Isom Ranch - This property is bounded by Lamb Road to the east, Peart Road to the west (directly adjacent to Casa Grande and a second part of the development in that city), Houser Road to the south and Shedd Road to the north. Morrison-Maierle, on behalf of ABCDW LLC and Rezzonico Ranches LLC, has requested approval of a GPA for 564 acres of rural residential to, 337 acres of low-density residential, 152 acres of medium-density residential, 27 acres of high-density residential, 14 acres of community commercial, and 34 acres of parks / open space.

Ironwood Estates - This property is bounded by Curry (Estrella) Road to the east, Toltec Highway (Road) to the west, Pretzer Road to the south and Hotts Road to the north. Morrison-Maierle, on behalf of WIS PARTners II LLC, has requested approval of a GPA for 647 acres of rural residential to, 110 acres of low-density residential, 457 acres of medium-density residential, 30 acres of high-density residential, and 50 acres of community commercial.

Madison Crossing - This property is bounded by Toltec Road to the east, Toltec Buttes Road to the west, Ellis Road to the south and Pretzer Road to the north. Morrison-Maierle, on behalf of Eloy Villas LLC, has requested approval of a GPA for 386 acres of rural residential to 49 acres of low-density residential, 303 acres of medium-density residential, 7 acres of neighborhood commercial and 27 acres community commercial.

Hanna and Picacho 594 - This property is bounded by Fast Track Road to the east, Vail Road to the west, Shedd Road to the south and Hanna Road to the north. Cardon Bowden Investments on behalf of Viel Gluck Limited Partnership has requested approval of a GPA for 594 acres of rural residential to 112 acres of low-density residential, 461 acres of medium-density residential, and 21 acres of community commercial.

All of these were presented at a public hearing Nov. 13 before the city council, and had come before the city Planning and Zoning Commission before that.

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