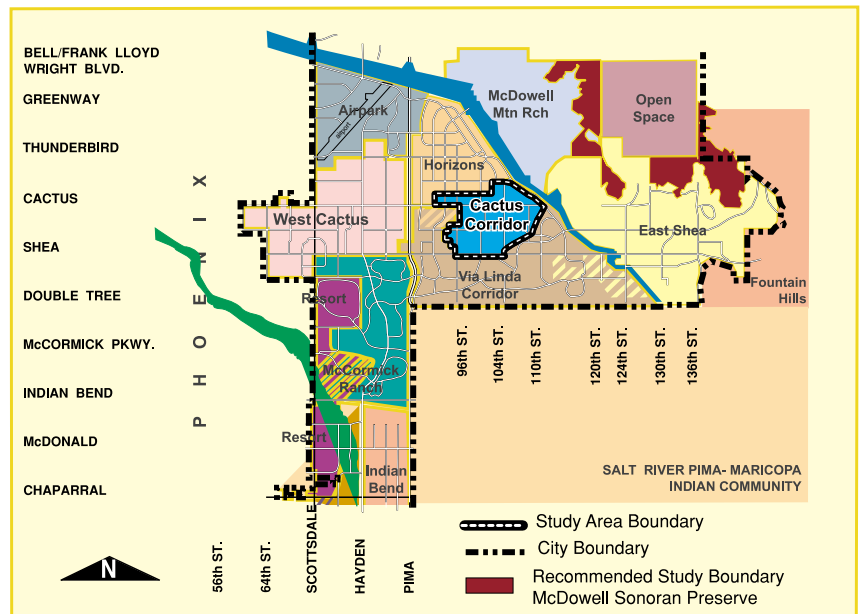


# CACTUS CORRIDOR CHARACTER AREA

## General Description of the Area:

The area is a pocket of low density, rural neighborhoods surrounded by suburban neighborhoods. It is generally bounded at the outermost edges by Sweetwater Road on the north, the Central Arizona Project Aqueduct to the northeast, a large wash to the southeast, Shea Boulevard on the south and 90th/92nd Streets on the west.



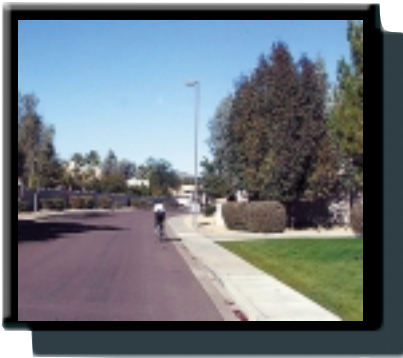
## Overview of the Area:

Residential and horse ranch developments began to form a neighborhood in the area in the 1960's and early 1970's, with some of the oldest plats dating back to the mid-1950's. By the early 1990's, the area was essentially filled with the exception of a few vacant land sites left.



**Character Features and Elements:**

The older parts of the area are generally characterized by single story “ranch” homes with equestrian facilities, narrow, almost primitive roads without curbs or sidewalks, and mature landscaping dominated by eucalyptus trees. Newer neighborhoods typically have “stucco and tile” homes with some limited second story elements, more arid or desert landscaping, walled in backyards, and streets with curbs, but not sidewalks. There are essentially no street lights throughout the area. The streets typically follow a grid pattern. Most of the area is very flat with the nearby McDowell Mountains creating a dominant backdrop to the area. Cactus Road is and will continue to serve the area as a unifying corridor.



**How This Area Fits into Community:**

This area offers larger lots in a rural setting that are both convenient to services, yet have a visual connection to the nearby mountains. The remaining equestrian facilities provide the “closest in” location for such uses and maintain the strong character and function that used to typify the general area. Virtually all services supporting the area are now provided in adjacent areas.