

**2004 Conservation Bond Properties Proposed for Development  
CAC March 2016 Status Report**

**Proposals to Develop - Recent Activity:**

Development Activity	Undeveloped	Parcel #	Acres	Project Name	Type of Development	HPP Type	Status	Date 1st IDed
	X	225-02-004Q; 225-02-004P; 225-02-004R	10	Title Security TR 509	Comp. Plan Amend Rezoning	Hi Priority Private	BOS to hear 03/07/06; Withdrawn from 2005 Comp Plan Amend process at 3/7/06 BOS Mtg (Co7-05-26) ; Re-submitted for 2006 cycle (Co7-06-22); Scheduled for 11/29/06 @ P&Z - continued to 1/31/07. P&Z Recommended DENIAL; 8/7/07 BOS <b>Denied</b> . Re-submitted for 2014 comp plan amendment. Scheduled 8/27/2014 at P&Z. Co7-14-01 APPROVED by BOS 21 Oct. 2014.] <b>Rezoning (Co9-15-02) Approved at P&amp;Z 7/29/2015; Rezoning Approved at BOS 9/15/2015; 27 acres in Cochie Canyon provided as Off-site CLS mitigation.</b>	8/17/2005
	X	225-33-032A; 225-33-032D	54.4	Pacific International Properties - N. Thornydale Rd	Comprehensive Plan Amendment Rezoning	Secondary Priority - Private	Initiated as 2013 Plan Amend. (Co7-13-04); 9/25/2013 P&Z Recommend Denial. 11/19/2013 BOS (cont'd); 1/21/2014 BOS (cont'd); 2/18/2014 BOS (cont'd). <b>2/18/2014 BOS - Comp Plan Amend APPROVED; Rezoning Initiated Aug 2015; P&amp;Z Approved; BOS APPROVED 1/19/2016. 46 ac on-site NOS required.</b>	
	X	225-02-004M	18.4	Leung, Inc - N. Thornydale Rd.	Comprehensive Plan Amendment Rezoning	Hi Priority - Private	Initiated as 2013 Plan Amend. (Co7-13-03); 9/25/2013 P&Z Recommend Denial. 11/19/2013 BOS (cont'd); 1/21/2014 BOS (cont'd); 2/18/2014 BOS (cont'd). <b>2/18/2014 BOS - Comp Plan Amend APPROVED; Rezoning Initiated Aug 2015; P&amp;Z Approved; BOS APPROVED 1/19/2016; 33 ac NOS required (7ac on-site; 26 ac off-site).</b>	
	X	225-29-009D; 225-29-009F	30	Hardy-Thornydale I Associates - W. Hardy Rd	Comprehensive Plan Amendment	Secondary Priority - Private	Initiated as 2013 Plan Amend. (Co7-13-06); 9/25/2013 P&Z Recommend Denial. 11/19/2013 BOS (cont'd); 1/21/2014 BOS (cont'd); 2/18/2014 BOS (cont'd). <b>2/18/2014 BOS - Comp Plan Amend APPROVED; Rezoning Initiated Aug 2015; P&amp;Z Approved; BOS APPROVED 1/19/2016; 75 NOS ac required (10 ac on-site, 65 ac off-site)</b>	

**Proposals to Develop - Withdrawn / Denied / Closed for Inactivity:**

Development Activity	Undeveloped	Parcel #	Acres	Project Name	Type of Development	HPP Type	Status	Date 1st IDed
	x	224-44-0680	5	Sumter Road - 5 Ac	Cluster	Hi Priority - Private	DRC Approved Cluster; BOS <b>Denied</b> Rezoning	10/15/2004
	x	216-31-044C	0.66	Desert Oasis	Comp. Plan Amend	Hi Priority -Private	<b>Withdrawn</b> from 2005 Comp Plan Amend. process	5/18/2005
225-04-015K developed as Nursey	x (all but 225-04-015K)	224-44-060A; 224-44-0710; 225-02-002E; 225-02-001B; 225-04-015K; 225-04-014E	169.5	Wong Family LTD	Comp. Plan Amend	Hi & Second Priority Private	<b>Withdrawn</b> from 2005 Comp Plan Amend. Process	5/18/2005
	x	304-45-0150; 304-45-0210	1200 (Cluster) 744 (Consv. Sub.)	Kettenbach (Cielo Madera)	Consv. Subdivision	Hi Priority - Private & State	Application received 10/18/06; proposing approx. 75% NOS; 6/21/07 DRC conceptually approved Cluster Design pending review of Architectural Design. 9/20/07, DRC continued to 11/15/07. Cluster application <b>withdrawn</b> ; pursuing Consv Subdivision only. Consv Subdivision Tentative Plat Sketch Approved by staff (441 ac NOS) P1208-037 Pending Tentative Plat; <b>Closed for Inactivity 2/2013.</b>	8/2/2005
	x	224-44-0500; 224-44-0510; 224-44-0520	119	Caleb et al - Lambert Ln	(1) Comp Plan Amend (2) Rezoning initiated 3/2/07	Hi Priority -Private	(1) Initiated as 2006 Plan Amend. (Co7-06-19); Scheduled for 09/26/06 @ P&Z & 11/14/06 @ BOS -- <b>Withdrawn.</b> (2) Rezoning application submitted 3/2/07 (Co9-07-07); proposing 72% NOS; in progress. Tentatively scheduled for 2/27/08 @ P&Z; Co9-07-07 <b>Withdrawn</b> on 3/12/08.	5/3/2006
	x	304-18-9550; 304-18-9570	96.12	Canoa Hills	Consv. Subdivision	Hi Priority - Private	Received approval to submit Tentative Plat 8/2005. P1206-139 <b>Closed for Inactivity 9/21/2010.</b>	5/9/2005

**Proposals with Approvals to Develop:**

Development Activity	Undeveloped	Parcel #	Acres	Project Name	Type of Development	HPP Type	Status	Date 1st IDed
	x	304-18-9410	332	Canoa Preserve	Cluster	Hi Priority - Private	DRC <b>Approved</b> 7/15/06. P1206-149 Tentative Plat <b>Approved</b> 05/30/2008. <b>Final Plat Approved 9/27/2011</b>	7/17/2004
X		221-08-4610, -4620, -4630	14	Summit Vista	Development Plan	High Priority Private	Waiting for resubmittal of Development Plan for 228 apartments (P1206-086). <b>Development Plan approved 1/2008</b>	6/27/2006
x		133-01-0300; 133-01-0310	8.34	Mead Acres	Regular Subdivision Plat	Community Open Space	P1206-129; Requesting 5 lots (CR-1). Plat must be recorded by 8/15/07 or CR-1 conditional zoning reverts back to SR. Review of 2nd TP submittal is underway. <b>Final Plat Approved 8/3/07</b> . Is now CR-1.	Application submitted 8/14/2006
	x	304-28-006A; 304-28-002C; 304-28-002F; 304-28-002G; 304-28-002H; 304-28-002D	545	Title Guaranty Agency of Az -- Canoa South (Green Valley Hills)	Comp Plan Amend	High Priority Private	Co7-07-30; Tentatively scheduled for P&Z on 10/31/07; BOS on 12/11/07. P&Z rec'd Approval w/70% NOS. BOS <b>Approved</b> 12/11/07	5/10/2007
	x	304-13-0120	631.4	Canoa Preserve II	Cluster	High Priority Private	<b>Approved</b> for 153 lots w/78% (495ac) NOS. DRC approved on 04/17/08.	10/4/2007
x		224-41-008A [224-41-0330]	30	Ironwood Ridge Estates	Consv. Subdivision	Second Priority - Private	P1205-148; TP approved on 04/30/07 with 8 lots and 14.88 acres of NOS (50%) on west side. Final Plat <b>Approved</b> 07/14/2008.	8/2/2005
	x	222-45-017A	4.01	Klein - Oracle Road	(1) Comp Plan Amend (2) Rezoning	Community Open Space	(1) Initiated as 2006 Plan Amend. (Co7-06-21); Scheduled for 10/25/06 @ P&Z & 12/05/06 @ BOS. P&Z Rec'd DENIAL. BOS <b>Approved</b> (min. of 66 2/3% NOS & expectation of 75%). (2) Rezoning (Co9-07-23) proposing GR-1 to TR w/-67% NOS (2.68ac). P&Z recommended approval 07/30/2008. BOS <b>Approved</b> on 09/09/2008.	5/3/2006
x		141-03-0470	4.55	Ferganchick	(1) Rezoning (2) Development Plan	DMAFB - Community Open Space	(1) Rezone from SR to CI-2; Recommended for Approval at 5/31/06 P&Z Commission; <b>Approved</b> at 08/01/06 BOS mtg. (2) P1207-105 <b>Development Plan Approved March 2009</b>	4/7/2006
	x	205-64-0370 [now SW corner of 205-95-0140]	81	Rocking K South - Blk 12	Regular Subdivision Plat	Secondary Priority - Private	(1) P1207-006; Pursuing existing GR-1 zoning on approx 17 acres; 64 acres to be set-asides as NOS. Tentative Plat <b>Approved</b> 01/09/2008. <b>Final Plat Approved 8/10/2009</b> .	1/23/2007

**Proposals to Develop - Now County Owned:**

Parcel #	Acres	Project Name	Type of Development	HPP Type	Status	Date 1st IDed
222-45-009B [224-45-009C]	5.14	Golder - Oracle Road	(1) Rezoning Time Extension / Office Complex Develop Plan. (2) Modification of Rezoning Cond. (3) Development Plan (4) Grant of Driveway Easement	Community Open Space	(1) Time extension of Conditional Rezoning from GR-1 to TR (Co9-00-06); Scheduled for 12/05/06 BOS mtg. BOS <b>Approved</b> w/Conditions (>50% NOS; Prohibited exotics). (2) BOS <b>Approved</b> Modification of Rezoning Condition re: bldg height & w/addition of adjacent parcel conditioned entire site for 66.66% NOS. (3) DP (P1207-024) <b>Approved</b> 05/23/2008. <b>Now County owned - parcel # 222-45-009C</b> (4) <b>May 2015 - Exchanged driveway easement for receipt of Vegetation Easment over church property to screen Hwy 77 wildlife overpass.</b>	6/14/2006
116-07-1250; 116-08-001C	99.49	Desert Rose Canyon	Consv. Subdivision	Community Open Space	Closed for lack of activity - 10/2005; <b>Purchased by Dallas Police &amp; Fire Pension July 2006</b> . Now part of Painted Hills; Painted Hills Tentative Plat approved 6/3/09; TENTAIVE PLAT EXPIRED 2/13. <b>Pima County acquired 9/2014.</b>	5/21/2004
116-07-1250; 116-04-164A; 116-04-164B; 116-09-0060; 116-08-001C	286.57	Peaks at Starr Pass	Cluster	Community Open Space	Scheduled for DRC 01/18/07. Proposing approx. 66% as NOS. DRC cont'd for 60-90 days to address biological corridor and neighborhood issues. <b>Purchased by Dallas Police &amp; Fire Pension July 2006</b> . 7/19/07 DRC <b>Approved</b> site design w/~66% NOS and Biological Corridors. Now part of Painted Hills; Painted Hills Tentative Plat Approved 6/3/2009 TENTAIVE PLAT EXPIRED 2/13. <b>Pima County acquired 9/2014.</b>	11/21/2006
133-01-027A; portion of 133-01-026D	65	Agua Caliente Preserve	Regular Subdivision Plat	Community Open Space	P1206-124; Requesting 29 lots (23 CR-1 lots; 6 SR lots). Plat must be recorded by 8/15/07 or CR-1 cond. zoning reverts to SR. Waiting for resubmittal of TP. Last activity: 09/06. Did not meet 8/15/07 deadline to record plat; defaults to SR and must now follow regular rezoning process to attain CR-1. <b>Now County owns</b>	Application submitted 8/11/2006
304-30-015C	478	Sopori Investors LLC - Pima North	Comp Plan Amend	High Priority Private	Co7-07-21; Tentatively scheduled for P&Z on 10/31/07; BOS on 12/11/07. <b>Withdrawn. Now County owns</b>	5/10/2007
302-11-002M; 302-11-002J; 302-11-002E; 302-11-002F; 302-11-002G; 302-13-0060; 302-11-002H; 302-12-001C	2,448	Sopori Investors LLC - Pima West	Comp Plan Amend	High Priority Private	Co7-07-22; Tentatively scheduled for P&Z on 10/31/07; BOS on 12/11/07. <b>Withdrawn. Now County owns</b>	5/10/2007
223-01-0030	6.3	Catalina Self Storage Center	(1) Conditional Use Permit (2) Development Plan	Community Open Space	(1) BOS <b>Approved</b> Type-II CUP for self-storage on 06/03/2008 with restrictive covenant on 48% of property; Dev Plan will show 50% NOS (aligns w/NOS from P1207-024 (Golder - Oracle). (2) P1208-001 DP <b>Approved</b> 09/11/2008. <b>Now County owns</b>	1/30/2008
116-08-0090; 116-09-008A; 116-08-007C	129.71 (County owns 55 ac)	Dos Picos	Conserv. Subdivision	Community Open Space	Prepatory meetings indicate Tentative Plat submittal is imminent. TP Sketch shows 39 lots with 51% NOS; 38 SR lots, 1 CR-1 lot. <b>Countyowns southern two parcels (Approx 55 ac). [Remaining parcels undeveloped]</b>	6/27/2007
133-01-043B	73.64	Terra Rancho Grande	Regular Subdivision Plat	Hi Priority - Private	Closed CSO for lack of activity; Initiated as Plat P1206-031 on 2/9/2006; Pending - still requesting 30 lots. Must be platted by 8/15/07 to receive Conditional CR-1 zoning. Did not meet 8/15/07 deadline to record plat; defaults to SR and must now follow regular rezoning process to attain CR-1. P1207-083: being platted at SR zoning for 21 lots, Tentative Plat under review. <b>County Purchased in Jan 2012.</b>	1/5/2005