

COB - BOSAIR FORM

09/10/2025 10:34 AM (MST)

Submitted by Anita.McNamara@pima.gov



Welcome to the [Board of Supervisors Agenda Item Report \(BOSAIR\)](#) Form.

This form is used to submit agenda items for Board of Supervisors consideration, including contracts, awards, grants, amendments, and other official actions.

All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.

Record Number:

Award Type: Agenda Item

Requested Board Meeting Date: 10/14/2025

Agenda Item Report

All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.

Record Number:

Title: P25CA00002 GOOKIN - W. DESERT OASIS TRAIL PLAN AMENDMENT

Introduction / Background: Jill Gookin requests a comprehensive plan amendment on approximately 4.2 acres (parcel code 21117005D) from the Low Intensity Rural (LIR) to the Medium Intensity Rural (MIR) land use designation, located on the south side W. Desert Oasis Trail, approximately 850 feet west of the intersection of W. Desert Oasis Trail and N. Sandario Road, in Section 9, Township 14S, Range 11E, in the Avra Valley Planning Area.

Discussion: The owner requests the plan amendment to MIR to increase the density to a maximum of 1.2 residences per acre as a first step to rezone the property to a compatible zoning district.

Conclusion: Approval of the plan amendment would allow the owner to request rezoning to a compatible zoning district that will allow the second dwelling unit to remain.

Recommendation: The Planning and Zoning Commission recommends APPROVAL of the plan amendment request to Medium Intensity Rural (MIR). Staff recommends APPROVAL of the plan request to MIR.

Fiscal Impact: 0

Support of Prosperity Initiative: 1. Increase Housing Mobility and Opportunity

Provide information that explains how this activity supports the selected Prosperity Initiative Approval of this comprehensive plan amendment will allow a rezoning to allow a second housing unit to remain.

Board of Supervisor District: • 3

Department:

Development Services, Planning Division

Name:

Anita McNamara

Telephone:

5207248800

Department Director Signature: _____

 for

Date: _____

9/25/25

Deputy County Administrator Signature: _____



Date: _____

9/25/2025

County Administrator Signature: _____



Date: _____

9-26-2025



TO: Honorable Jennifer Allen, Supervisor, District 3

FROM: Tom Drzazgowski, Deputy Director
Public Works-Development Services Department-Planning Division

DATE: September 23, 2025

SUBJECT: P25CA00002 GOOKIN – W. DESERT OASIS TRAIL PLAN AMENDMENT

The above referenced Comprehensive Plan amendment is within your district and is scheduled for the Board of Supervisors' **TUESDAY, October 14, 2025** hearing.

REQUEST: For a **Comprehensive Plan amendment** of approximately 4.2 acres (parcel code 21117005D) from the Low Intensity Rural (LIR) to the Medium Intensity Rural (MIR) land use designation, located on the south side W. Desert Oasis Trail, approximately 850 feet west of the intersection of W. Desert Oasis Trail and N. Sandario Road, in Section 9, Township 14S, Range 11E, in the Avra Valley Planning Area.

OWNER Jill Gookin
11951 W. Desert Oasis Trail
Tucson, AZ 85743

AGENT: N/A

DISTRICT: 3

STAFF CONTACT: Anita McNamara, AICP, Planner II

PUBLIC COMMENT TO DATE: As of September 23, 2025, staff has received one written public comment along with public comment from two speakers at the July 30, 2025 Planning and Zoning Commission.

PLANNING & ZONING COMMISSION RECOMMENDATION: **APPROVAL 8-0** (Commissioners Becker and Truitt were absent).

STAFF RECOMMENDATION: **APPROVAL**

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS: The subject site is located in the Special Species Management Area of the Maeveen Marie Behan Conservation Lands System.

TD/AM/ds
Attachments



BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P25CA00002

Page 1 of 2

FOR OCTOBER 14, 2025 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Tom Drzazgowski, Deputy Director
Public Works-Development Services Department-Planning Division

DATE: September 23, 2025

ADVERTISED ITEM FOR PUBLIC HEARING

COMPREHENSIVE PLAN AMENDMENT

P25CA00002 GOOKIN – W. DESERT OASIS TRAIL PLAN AMENDMENT

Jill Gookin requests a comprehensive plan amendment on approximately 4.2 acres (parcel code 21117005D) from the Low Intensity Rural (LIR) to the Medium Intensity Rural (MIR) land use designation. The site is located on the south side W. Desert Oasis Trail, approximately 850 feet west of the intersection of W. Desert Oasis Trail and N. Sandario Road, in Section 9, Township 14S, Range 11E, in the Avra Valley Planning Area. On motion, the Planning and Zoning Commission voted to recommend **APPROVAL. 8-0** (Commissioners Becker and Truitt were absent). Staff recommends **APPROVAL.**
(District 3)

Planning and Zoning Commission Public Hearing Summary (July 30, 2025)

Staff presented information on the plan amendment request from LIR to MIR on property located at 11951 W. Desert Oasis Trail and stated that the recommendation was approval of the plan amendment.

A commissioner asked staff if the second unit could be considered an accessory dwelling unit. Staff replied that the proposed accessory dwelling unit ordinance requires that accessory dwelling units be site built. The applicant's second unit is a Recreational Vehicle (RV). RVs, manufactured homes and mobile homes are allowed as a dwelling unit in SH, which is the zoning of the property.

The applicant provided background information on the two existing dwellings on the property stating that they lived in what is now the second dwelling while the new house was under construction.

Commissioners had no questions for the applicant.

The commission opened the public hearing.

Two members of the public spoke regarding the proposed use of the second dwelling and if the

property was going to have a business or commercial use.

A commissioner asked staff if a rezoning to commercial would be allowed. Staff replied commercial uses would not be allowed in this area.

A commissioner asked if short-term rentals are allowed. Staff replied that the state does not allow counties to restrict short-term rentals. For rentals, the use/occupancy of the dwelling must meet the definition of a family, which the second dwelling does meet. This is applied across the county.

A commissioner asked if the applicant wished to respond to public comment.

The applicant provided background information on the two existing dwellings on the property stating that they lived in what is now the second dwelling while the new house was under construction. The applicant responded that it will not be a commercial use. The second unit will only be for family or possibly for a single college student.

The commission closed the public hearing.

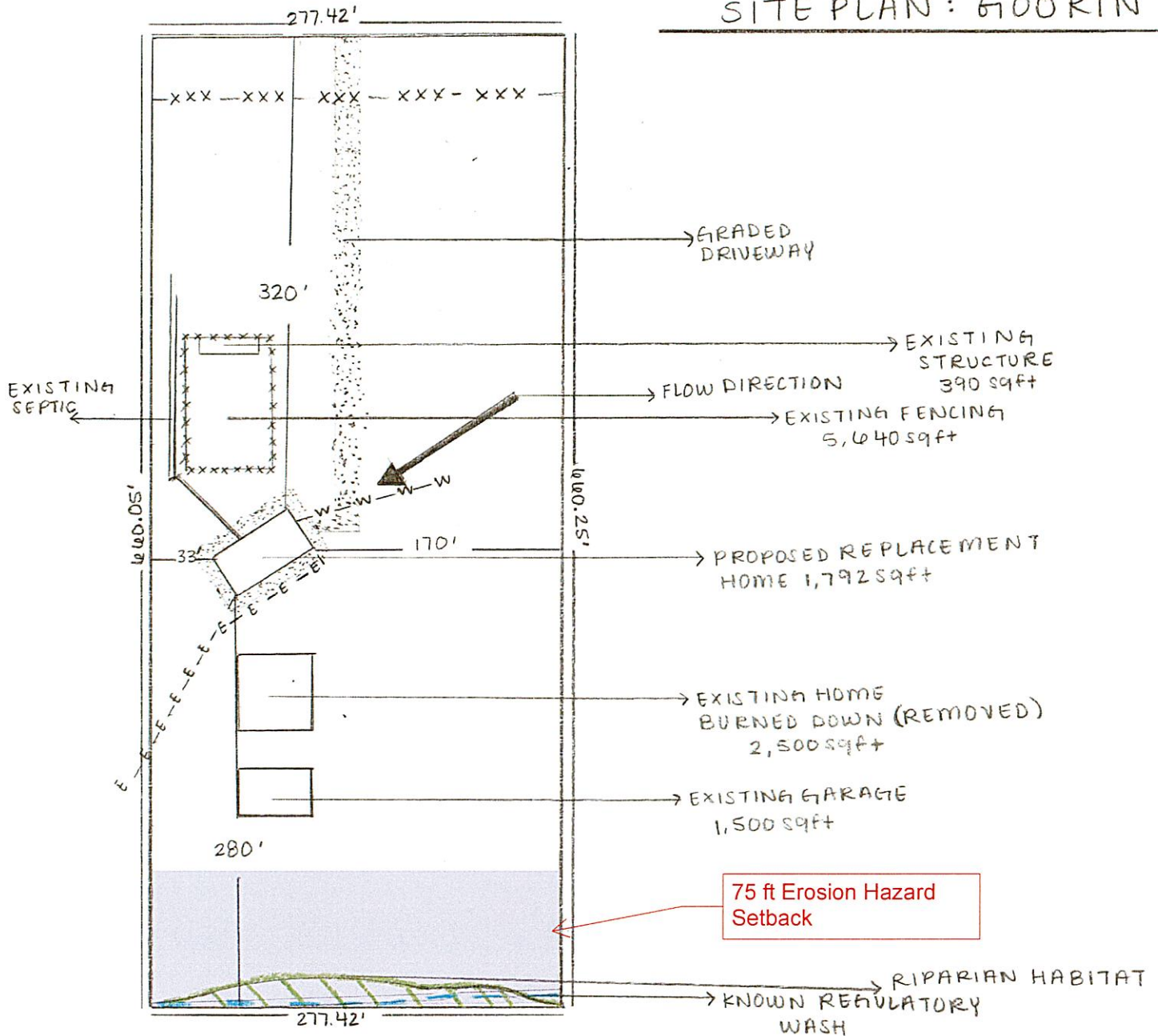
Commissioner Lane made a motion to recommend **APPROVAL**; Commissioner Maese gave second.

Upon a roll call vote, the motion to recommend **APPROVAL** passed 8-0 (Commissioners Becker and Truitt were absent).

TD/AM/ds
Attachments

c: Jill Gookin

SITE PLAN: GOOKIN



- PROPERTY OWNER: JILL GOOKIN
 - ADDRESS: 11951 W. DESERT OASIS TRL
 TUCSON, AZ 85743

- PROJECT SCOPE:
 INSTALLATION OF NEW REPLACEMENT
 32'X56' MANUFACTURED HOME TO BE
 ELEVATED BY VENTED STEMWALL.
 ENTIRE PROPERTY IMPACTED
 BY LOCAL FLOODPLAIN.

BFE = 0.5'
 RFE = 1.5'

1" = 100'
 APN # 211-17-005D

Service facilities such as electrical, heating and cooling, water heaters, pool and well equipment shall be constructed at or above the RFE (1.5 ft) in a manner that will withstand flood forces.
 RFCD - SDM - 03/07/24

FC1 Plan Set
 Approved by RFCD
 03/07/2024
PIMA COUNTY
 FLOOD CONTROL



2025 PLAN AMENDMENT PROGRAM

PLANNING AND ZONING COMMISSION STAFF REPORT



HEARING DATE	July 30, 2025
CASE	P25CA00002 GOOKIN - W. DESERT OASIS TRAIL PLAN AMENDMENT
PLANNING AREA	Avra Valley
DISTRICT	3
LOCATION	Approximately 850 feet west of the intersection of W. Desert Oasis Trail and N. Sandario Road, addressed as 11951 W. Desert Oasis Trail
REQUEST	Low Intensity Rural (LIR) to Medium Intensity Rural (MIR) for approximately 4.2 acres
OWNER	Jill Gookin
AGENT	N/A

APPLICANT STATED REASONS TO AMEND THE COMPREHENSIVE PLAN:

"My 4.2-acre property located at 11951 West Desert Oasis Trail features an existing RV that has been well-maintained and in place for the past 2.5 years, and I am going through this process to allow it to remain in its current location, as it complements the rural character of the land and utilizes established utilities. The RV is situated on an existing pad that has been part of the property for many years (prior to my purchase of the property in 2022) and is equipped with established electric, sewer, and water hookups."

STAFF REPORT:

Staff recommends approval of the comprehensive plan amendment to the Medium Intensity Rural (MIR) land use designation. The amendment prepares the site for a rezoning to allow a second dwelling to remain.

Background

The applicant proposes this comprehensive plan amendment to increase the permitted residential density on the approximately 4.2-acre site. Under the existing Low Intensity Rural (LIR) and RH (Rural Homestead) zoning, one dwelling is allowed; under the requested MIR designation (1.2 residences per acre (RAC) maximum), would allow up to three dwelling units. The property owner is requesting this amendment to allow the two existing units to remain.

The Low intensity Rural (LIR) land use designation is intended to designate areas for residential uses at densities consistent with rural and resource-based characteristics, while the requested designation of Medium Intensity Rural (MIR) is intended to designate areas for residential uses at densities consistent with rural settlements in reasonable proximity to Rural Crossroads, arterials or suburban areas. The site has RH (Rural Homestead) zoning and has never been rezoned. The amendment site has been cleared and there are currently two dwelling units (a manufactured home and a recreational vehicle used a dwelling) on the property.

The amendment site is located in an area characterized by low density rural residential development and federally owned lands, including the Tohono O'odham Nation (United States of America in Trust), Saguaro National Park, Ironwood National Forest and Bureau of Reclamation Wildlife Mitigation Corridor surrounding the CAP canal. The amendment site, along with other properties on W. Desert Oasis Trail are designed LIR, while the adjacent subdivision to the north is designed MIR and areas east of Sandario Road are designated Resource Sensitive. The amendment site, like most surrounding parcels, is zoned RH, with a few GR-1 zoned properties. Properties to the west (City of Tucson owned land) and to the south (Tohono O'odham Nation) are also zoned RH. Areas to the east, across Sandario Road are zoned IR.

The proposed amendment is compatible with surrounding properties and is supported by the following Pima County Comprehensive Plan goals and policies:

3.1 Land Use Element

Goal 1: Integrate land use strategies with physical infrastructure, human infrastructure, economic development, and resource conservation to ensure the long-range viability of the region

Policy 4: Support land uses, densities, and intensities appropriate for the urban, suburban, and rural areas of the unincorporated County

Plan Amendment Criteria

Staff has reviewed this plan amendment request to determine if one or more of the following criteria have been adequately met:

1a. Growing Smarter Acts

n/a

1b. Comprehensive Plan Policies, Special Area Policies, and Rezoning Policies

The amendment site is not covered under Comprehensive Plan policies or rezoning or special area policies.

1c. Maeveen Marie Behan Conservation Lands System

The amendment site is located in the Special Species Management Area of the Maeveen Marie Behan Conservation Lands System.

2. Oversight, Inconsistencies, or Land Use Related Inequities/Changes

n/a

DEPARTMENT/AGENCY COMMENTS:

Department of Transportation

The Department of Transportation has no objection to this request and recommends approval.

Regional Flood Control District

The District has reviewed the site conditions for this approximately 4-acre parcel located at 11951 West Desert Oasis Trail and offers the following information:

1. This property is entirely located within the local sheet flood area effective August 8th, 2007. The Base flood elevation of the sheet flood area is 0.5". Structures located with this local floodplain designation area required to elevate any proposed structures and supporting mechanical equipment 18" above natural grade and will require a floodplain use permit.

2. The property is also mapped within a recently effective local floodplain delineation, the Brawley and Black Wash Detailed Risk Analysis and Mapping Zona A. This study became effective October 25th, 2024.

3. A floodplain use permit was issued on March 7th, 2024 for a manufactured home replacement. The elevation method was a flood vented stem wall and the required elevation certificate verifying elevation compliance has been provided to the District. Any additional improvements will require a floodplain use permit.

4. Along the south boundary of the property there is a small portion of Regulated Riparian Habitat classified as Xeroriparian Class C Habitat due to the presence of a regulatory wash. The regulatory wash has an erosion hazard setback of 75' where structures are prohibited.

To conclude, the District has no Special Area Policies or Rezoning Policies to recommend at this time.

Environmental Planning Division

The approximately 4.2-acre amendment site is located west of Tucson in Avra Valley, on W. Desert Oasis Trail just west of N. Sandario Rd. It is entirely within the Special Species Management Area (SSMA) designation of the Maeveen Marie Behan Conservation Lands System (CLS). The Guidelines for the SSMA designation call for setting aside four acres of natural open space for each acre of disturbance.

This site is approx. 1,500 feet east of a City of Tucson-owned and County-managed Preserve and approx. 900 feet west of a Preserve managed by the U.S. Bureau of Reclamation. To the south is the Tohono O'odham Nation's San Xavier District.

The site is within two wildlife corridors identified by the Arizona Game and Fish Dept.: the "Brawley Wash Riparian Wildlife Movement Area" and the "Roskrige Mountains to Avra Valley Landscape Wildlife Movement Area" (AGFD 2013). It is not within any CLS Critical Landscape Connection.

The site is within a Priority Conservation Area (PCA) for the cactus ferruginous pygmy-owl, a federally listed species, and the western burrowing owl, which is protected under the Migratory Bird Treaty Act. It is outside PCAs for the Pima pineapple cactus and needle-spined pineapple cactus, two other protected species native to the region.

The site was not identified as a Habitat Protection Priority under any County open space bond program.

There appears to be a small ribbon of regulated riparian habitat across the south end of the site. Disturbances to these resources are regulated by the Regional Flood Control District according to the Watercourse and Riparian Protection and Mitigation Requirements (Pima County Code Chapter 16.30).

A large portion of the site has been graded and otherwise subject to disturbance that, based on satellite imagery, pre-dates the 2002 implementation of the CLS. In fact, it appears some native vegetation has reestablished in the northeast and northwest corners of the site since then. Disturbances to native vegetation are regulated by the Development Services Dept. according to the Native Plant Preservation Ordinance (Pima County Code Chapter 18.72).

No Special Area or Rezoning Policies are recommended at this time.

Potential impacts to the CLS and compliance with the CLS Guidelines will be addressed at the rezoning stage. Any required mitigation will conform to the CLS Conservation Guidelines established in Pima Prospects (Sec. 3.4, Policies 1-12).

Cultural Resources & Historic Preservation Division

The division reviewed the comprehensive plan amendment request and has no comments.

Department of Environmental Quality

At the time of rezoning, provide documentation of the current septic system. (Pima County has no records of a 1250 tank which is provided by the septic company. Pima County shows a septic system with an approved 1000-gallon tank). Provide the number of rooms for the RV and the manufactured home and provide calculations that the current septic system can maintain the use of both. The onsite sewer disposal system must be designed and built based on the Arizona Administrative Code Title 18, Chapter 9.

Natural Resources, Parks and Recreation

NRPR has no comments.

TRICO Electric

The utility has no comments.

Sandario Water Co.

The district has no comments.

Picture Rocks Volunteer Fire District

The district has no comments.

Tohono O'odham Nation

The nation has no comments.

PUBLIC COMMENTS:

As of July 15, 2025, staff has received no public comments regarding this amendment request.

Published and mailed notice of the proposal along with the website posting of this staff report will occur a minimum of fifteen (15) days prior to public hearing. The website will be updated to include public comment throughout the process to the Planning and Zoning Commission and the Board of Supervisors.

Respectfully submitted,

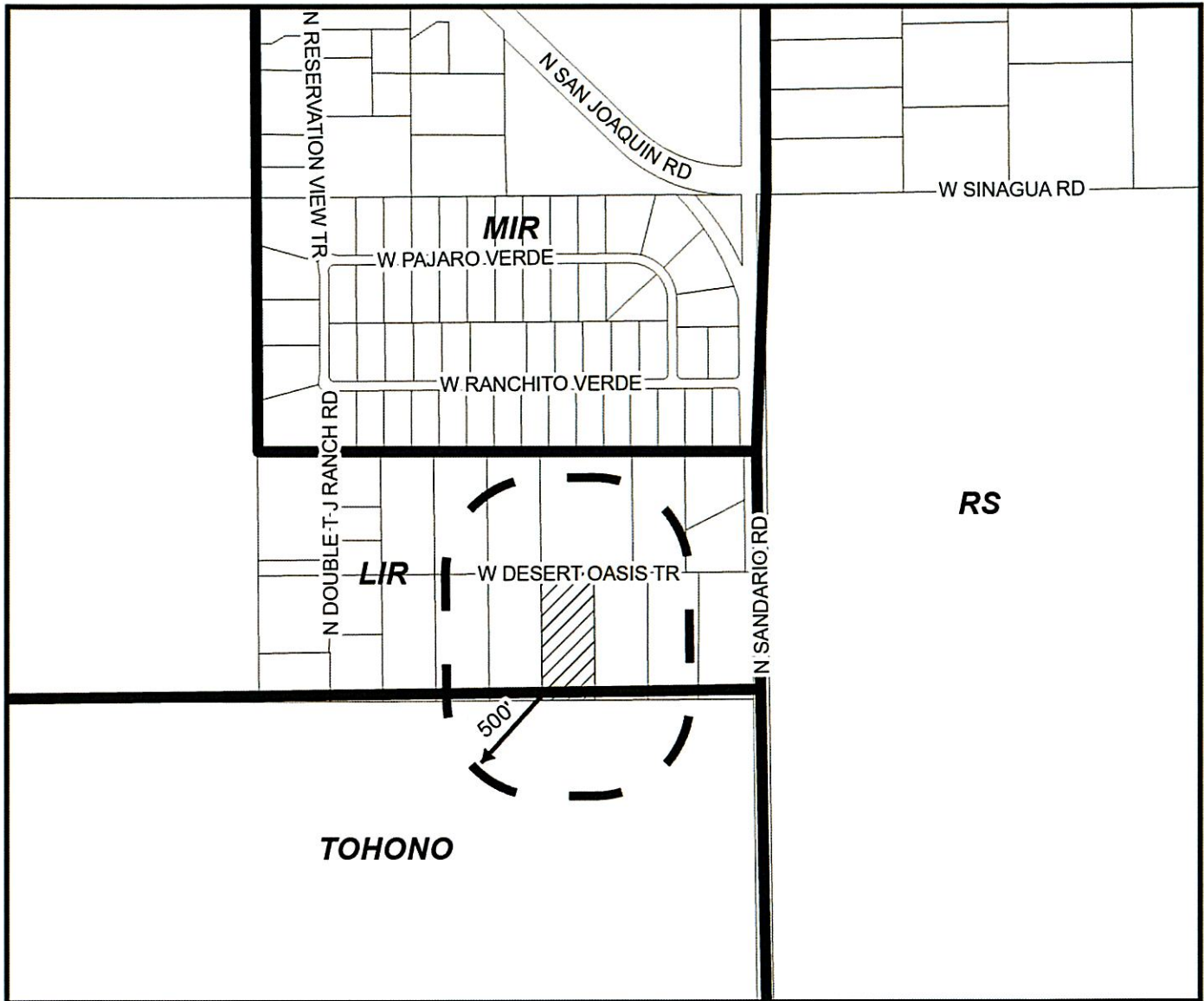


Anita McNamara, AICP
Planner II

c: Jill Gookin

COMPREHENSIVE PLAN AMENDMENT


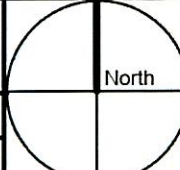
Planned Land Use



0 355 710 1,420 Feet

 500' Notification Area

 Subject Parcel

<p>Taxcodes: 211-17-005D</p>	<p>P25CA00002 GOOKIN - W. DESERT OASIS TRAIL PLAN AMENDMENT</p> <p>Request: Low Intensity Rural (LIR) to Medium Intensity Rural (MIR) 4.2 Acres +/-</p>	<p>Districts 3</p> <p>Location: South side of W. Desert Oasis Trail, approximately 850 feet west of the intersection of W. Desert Oasis Trail and N. Sandario Road</p>
	<p>Avra Valley Planning Area under Pima Prospers Sections 9, Township 14 South, Range 11 East</p> <p>Planning and Zoning Commission Hearing: July 30, 2025</p> <p>Board of Supervisors Hearing: TBD</p>	<p>Map Scale: 1:10,000</p> <p>Map Date: June 25, 2025 / dms</p> 



Land Use Legend and Map

P25CA00002 GOOKIN – W. DESERT OASIS TRAIL PLAN AMENDMENT

***Current:* Low Intensity Rural (LIR)**

To designate areas for residential uses at densities consistent with rural and resource-based characteristics.

- Residential Gross Density: Minimum- none; Maximum- 0.3 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- none; Maximum- 0.3 RAC

***Requested:* Medium Intensity Rural (MIR)**

To designate areas for residential uses at densities consistent with rural settlements in reasonable proximity to Rural Crossroads, arterials or suburban areas.

- Residential Gross Density: Minimum- none; Maximum- 1.2 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- none; Maximum- 1.2 RAC



201 N. Stone Avenue, Tucson, AZ 85701
(520) 724-9000
www.pima.gov/developmentservices

BIOLOGICAL IMPACT REPORT

(Not applicable for rezonings that require a site analysis)

The Biological Impact Report assists staff in assessing a proposed project's potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project's design should conserve these important resources.

The report will include information provided by both Pima County Planning staff (Part I) and the Applicant (Part II).

INSTRUCTIONS FOR SAVING FORM: 1) Download form to computer. 2) Fill out form as applicable. 3) Save completed form to computer. 4) Submit completed form to Pima County Development Services. **If you fill out the form before you download it, the info you entered will not be saved.**

Project ID *(case no., APN no., address, or other identifying info):*

21117005D

Part I. Information Provided by Pima County Staff

Pima County Planning staff will provide the following information for the project site, as applicable:

1. Is the project located within any Maeveen Marie Behan Conservation Lands System (CLS) designation(s)? (Hold SHIFT for multiple selections)
Important Riparian Area
Biological Core
Multi-Use Management Area
2. Is the project within a CLS Special Species Management Area? Yes ☐
3. Is the project in the vicinity of any of the six Critical Landscape Linkages? No ☐
4. Is the project designated for acquisition as a Habitat Protection or Community Open Space property? No ☐
5. Is the project located within a Priority Conservation Area for any of the following species?
 - a. Cactus ferruginous pygmy-owl: Yes ☐
 - b. Western burrowing owl: Yes ☐
 - c. Pima pineapple cactus: No ☐
 - d. Needle-spined pineapple cactus: No ☐

Part II. Information Provided by the Applicant

The Applicant will provide the following information to the best of their knowledge, as applicable:

1. Has the owner of the project site had any communications with County staff about Pima County potentially acquiring the property? No ☐
If yes, provide a summary of those communications:
2. The following species are of particular interest to Pima County conservation efforts; please fill out the following table to the best of your knowledge:

Species	Ever found on project site?	If yes, date of last observation/survey?	Future surveys planned?
Cactus ferruginous pygmy owl	SELECT		SELECT
Western burrowing owl	SELECT		SELECT
Pima pineapple cactus	SELECT		SELECT
Needle-spined pineapple cactus	SELECT		SELECT

Questions about this form?

Contact the Office of Sustainability and Conservation at (520) 724-6940.

Jill Gookin

11951 West Desert Oasis Trail

Tucson, AZ 85743

gookinranch@gmail.com

1. The proposed use of the property is to allow for a 2nd dwelling.
2. The total number of residential units will be 2. There is one manufactured home and one RV. Currently both the RV and the manufactured home are located on the property.
3. The RV was currently used as a dwelling while the main house was being built.
4. The RV has water and electricity and there is a connection for the current septic.
5. The RV was used as a rental once the main house was complete.

My 4.2-acre property located at 11951 West Desert Oasis Trail features an existing RV that has been well-maintained and in place for the past 2.5 years, and I am going through this process to allow it to remain in its current location, as it complements the rural character of the land and utilizes established utilities. The RV is situated on an existing pad that has been part of the property for many years (prior to my purchase of the property in 2022) and is equipped with established electric, sewer, and water hookups.

The RV has a wooden deck that is affixed to it, and there is a chain link fence that connects the deck to the backyard of the main residence. This setup not only enhances the functionality of the RV but also maintains the aesthetic and safety of the property.

The RV complements the overall flow and appearance of the property, and its removal would create an unappealing situation due to the existing fencing and infrastructure that have been in place for many years prior to my purchase of the property in 2022.

Comprehensive Plan Amendment Application OR Concurrent Comprehensive Plan Amendment and Rezoning or Specific Plan Application

To electronically submit a rezoning application, complete the application and upload the required documentation. To submit an application in person to 201 N Stone Avenue, 1st-floor Planning, fill out the printable application and submit the application and attachments in electronic form.

If you have additional questions please visit our [Rezoning Application & Submittal Guidelines page](#).

Full Name:	Jill Gookin
Mailing Address:	11951 West Desert Oasis Trail
City:	Tucson
State:	AZ
Zip Code:	85743
Email:	gookinranch@gmail.com
Phone:	970-214-7750
Is the property owner the applicant?	Yes, the owner is the applicant
Property Address:	11951 West Desert Oasis Trail
Tax Parcel Number:	21117005D
Acreage:	4.2
Present Zone:	RH
Proposed Zone:	Medium Intensity Rural
Comprehensive Plan Sub-region / Category / Policies:	Southwest Sub Region

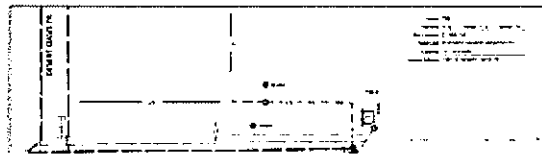
Letter of Authorization

If the applicant is not shown as the owner of the subject parcel a letter of authorization with a signature matching the APIQ must accompany the application at the time of submittal. For example, if the APIQ indicates ownership in a numbered trust such as Chicago Title and Trust #700, a signature of the Trust Officer is required along with a disclosure of the beneficiaries of the trust. If the APIQ indicates ownership to be in an LLC, LP, corporation or company, a signature from an officer with his/her title is required along with a disclosure of the officers of the entity.

Site Analysis Document

Submit an electronic version of the site analysis document for a Site Analysis Rezoning or Specific Plan OR submit an electronic version of the required submittal documents as requested at the Pre-Rezoning Meeting for a Non-Site Analysis Rezoning.

Upload Site Analysis Document:



Upload ESRI Shapefile or AutoCad DWG File

An ESRI Shapefile or AutoCad DWG file referenced to the Pima County GIS coordinate system for any zoning and/or land use boundary contained within a portion of a parcel or parcels that creates its own unique boundary that is not legally described.

Terms and conditions

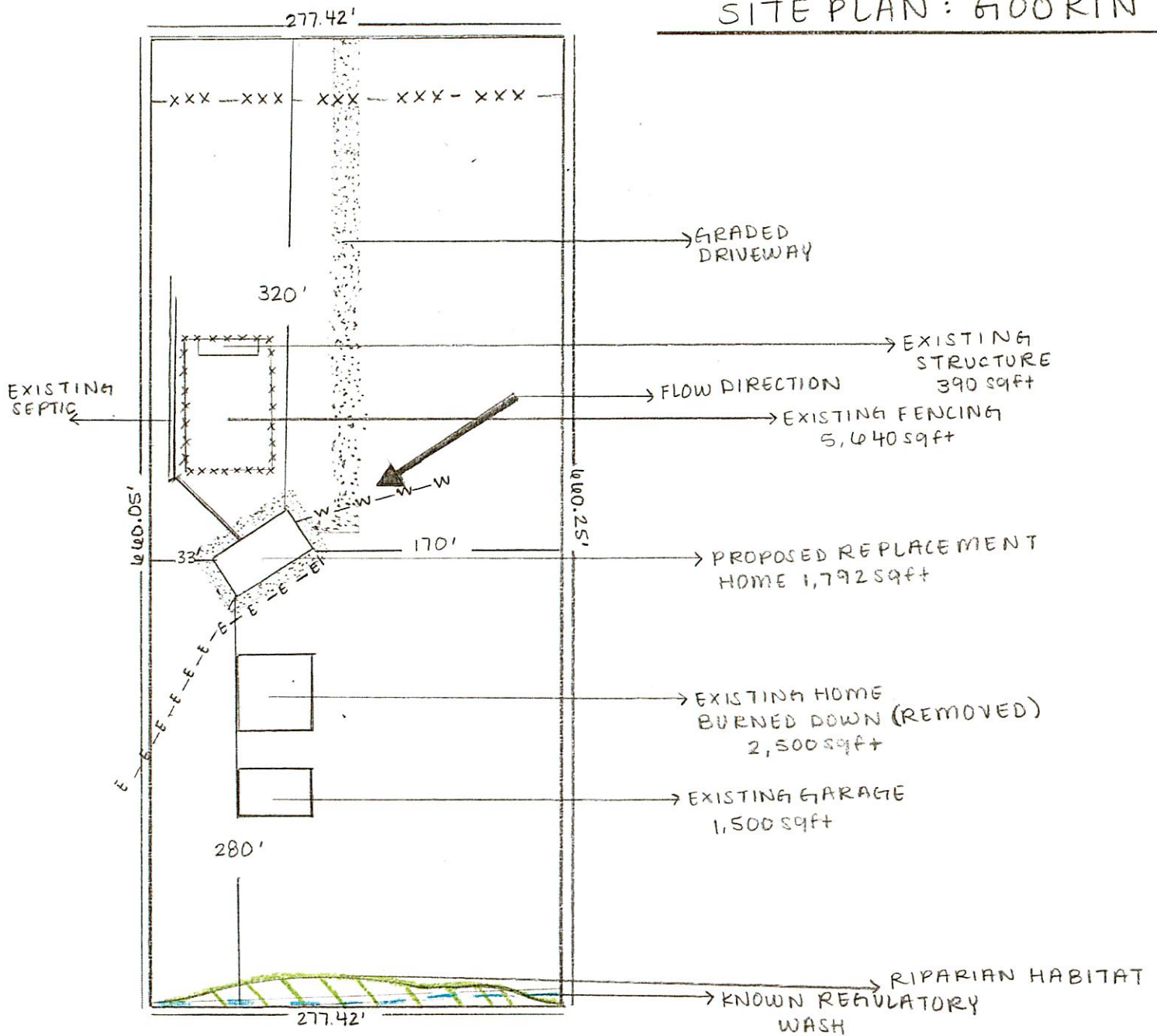
- I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)

For Electronic Submittal:

A rezoning case will be opened and an email containing an invoice with the case number and instructions for making payment through the online payment portal will be sent to the applicant within 2 business days.

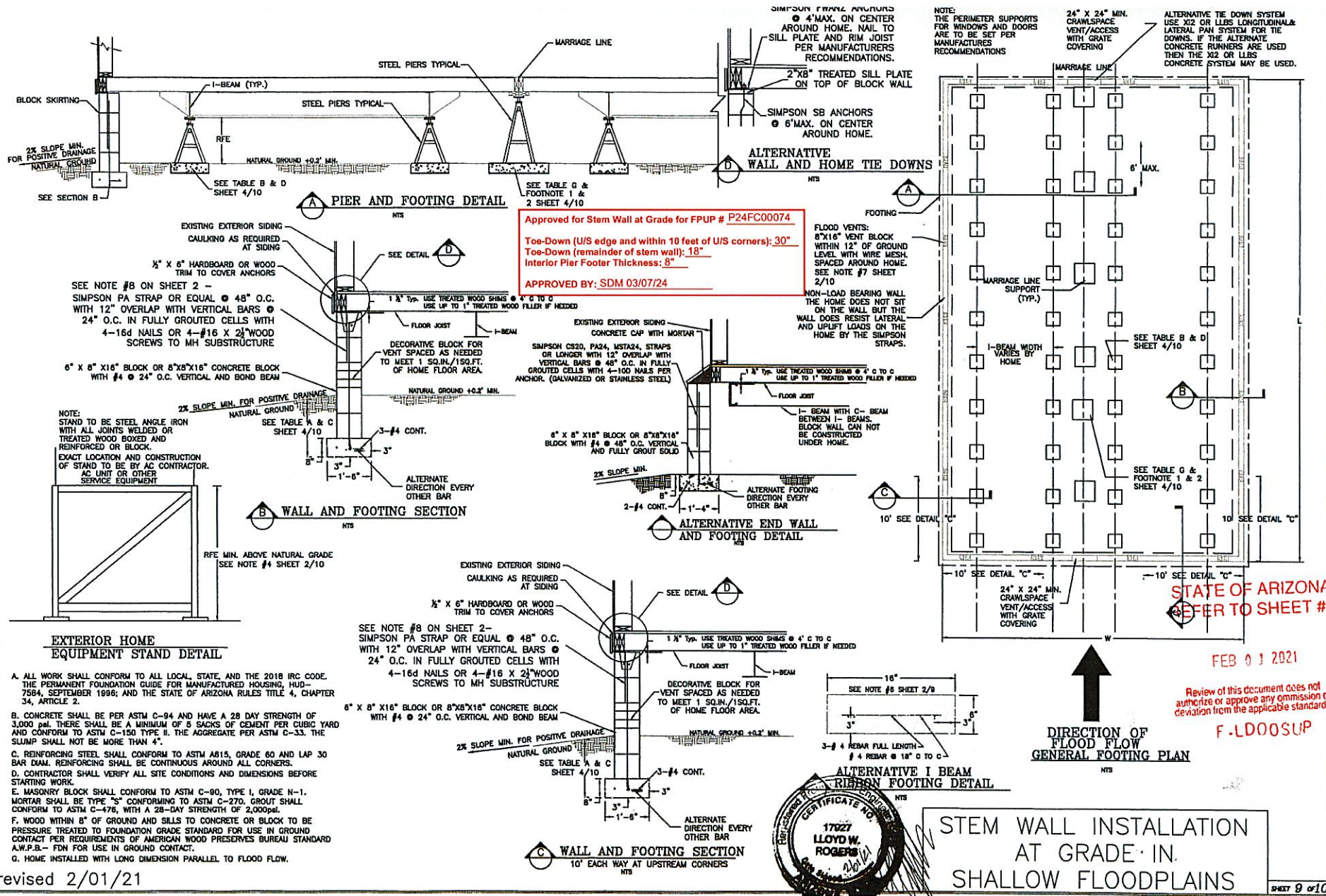
Attendance to a *Pre-Rezoning meeting* is a pre-requisite to rezoning application submittal. The Pre-Rezoning meeting is scheduled at 201 N. Stone Avenue, 2nd floor on the 3rd Wednesday of the month beginning at 9:00 am.

SITE PLAN: GOOKIN



1' = 100'
 APN # 211-17-005D

- PROPERTY OWNER: JILL GOOKIN
- ADDRESS: 11951 W. DESERT OASIS TRL
TUCSON, AZ 85743
- PROJECT SCOPE:
 INSTALLATION OF NEW REPLACEMENT
 32'X56' MANUFACTURED HOME TO BE
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The report will include information provided by both Pima County Planning staff (Part I) and the Applicant (Part II).

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Project ID *(case no., APN no., address, or other identifying info):*

21117005D

Part I. Information Provided by Pima County Staff

Pima County Planning staff will provide the following information for the project site, as applicable:

1. Is the project located within any Maeveen Marie Behan Conservation Lands System (CLS) designation(s)? (Hold SHIFT for multiple selections)
 - Important Riparian Area
 - Biological Core
 - Multi-Use Management Area
2. Is the project within a CLS Special Species Management Area? Yes
3. Is the project in the vicinity of any of the six Critical Landscape Linkages? No
4. Is the project designated for acquisition as a Habitat Protection or Community Open Space property? No
5. Is the project located within a Priority Conservation Area for any of the following species?
 - a. Cactus ferruginous pygmy-owl: Yes
 - b. Western burrowing owl: Yes
 - c. Pima pineapple cactus: No
 - d. Needle-spined pineapple cactus: No

Part II. Information Provided by the Applicant

The Applicant will provide the following information to the best of their knowledge, as applicable:

1. Has the owner of the project site had any communications with County staff about Pima County potentially acquiring the property? No ☐
If yes, provide a summary of those communications:
2. The following species are of particular interest to Pima County conservation efforts; please fill out the following table to the best of your knowledge:

Species	Ever found on project site?	If yes, date of last observation/survey?	Future surveys planned?
Cactus ferruginous pygmy owl	SELECT		SELECT
Western burrowing owl	SELECT		SELECT
Pima pineapple cactus	SELECT		SELECT
Needle-spined pineapple cactus	SELECT		SELECT

Questions about this form?
Contact the Office of Sustainability and Conservation at (520) 724-6940.

DSD - Planning General Contact Form

07/19/2025 2:41 PM (MST)



Contact Planning

Development Services Planning Division assists with questions related to [Planning & Zoning](#).

NOTE: This form is not to be used for [Building Permitting](#) information.

****Fields marked with an asterisk (*) are required and must be completed before submitting.****

First Name Christopher

Last Name Pooler

Email chrisspooler7@gmail.com

Address 11901 W. Desert Oasis Trail

City Tucson

State AZ

Phone 520-345-0321

Please type the topic or subject of your message: Comprehensive Planning

Your Message I protest the plan from LIR to MIR land use on W. Desert Oasis Trail. Don't need businesses/traffic

Would you like a response? Yes