

**From:** [Robert Kuhfuss](#)  
**To:** [David Tedesco](#)  
**Date:** Wednesday, September 25, 2024 5:23:00 PM

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Mr. Tedesco,

Thank you for the email. Yes. They made substantial changes since the original submittal. At that second outreach meeting, the applicant presented several proposed changes and have since refined the design further. For instance, they went from a 3-story building at a height of 41 feet to a 2-story building with a basement at a height of 25' above grade. They also added architectural features on all four sides to increase the visual interest of the building and shifted their A/C units to behind a screen wall along the front of the building as opposed to the back of the building or on the roof.

We are in the process of preparing the Commission Packet. Once that is done, you will be able to download the packet and review the changes along with the staff report and other documents. You'll be able to access those materials at [Planning Boards and Commissions | City of Peoria \(peoriaaz.gov\)](#)

Hope this is helpful.

Thank you again.

## **Robert H. Kuhfuss, AICP, MPA**

Senior Planner

623-773-7643

[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)

## **City of Peoria | Planning Department**

9875 N. 85th Avenue, Peoria, AZ 85345

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**From:** David Tedesco [REDACTED]  
**Sent:** Wednesday, September 25, 2024 4:39 PM  
**To:** Robert Kuhfuss <[Robert.Kuhfuss@peoriaaz.gov](mailto:Robert.Kuhfuss@peoriaaz.gov)>  
**Subject:** Conditional Use Permit: CU22-08 ( Cibola Vista Self Storage)

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Hi Robert,

I received a postcard of an upcoming hearing for the above-referenced project at the Planning and Zoning Commission on October 17, 2024.

I have not heard any information on this project for over a year. Have there been any proposed changes to the application since the original application? Attached is the last communication I received.

David M. Tedesco [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

 Please consider the environment before printing.

**From:** [Doreen P](#)  
**To:** [InetPlanning](#)  
**Subject:** Cibola Vista Self-Storage Vote NO  
**Date:** Monday, October 14, 2024 10:57:32 AM

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I am writing in regards to the application for a self storage unit by Cibola Vista on the NW corner of Lake Pleasant Pkwy and Cibola Vista Dr. that the planning and zoning meeting will be voting on.

My understanding is that the city of Peoria was not allowing new storage facilities on prime land in highly desirable residential or targeted commercial areas so curious why this is coming up to a vote by the P&Z but not the city council? We should be preserving this land for more desirable services or amenities that complement our rapidly growing area in north Peoria.

The city also claims to be prioritizing creation of 'good paying jobs' which this certainly does not achieve. People who need storage facilities can certainly drive a littler farther to access their stuff that does not fit in their homes or garages. This land is better suited for more desirable amenities then a 2-3 story storage unit next to a resort and residential neighborhoods.

Thank you,

Sincerely,  
Doreen Power  
Peoria Resident

**From:** [webmaster@peoriaaz.gov](mailto:webmaster@peoriaaz.gov)  
**To:** [InetPlanning](#)  
**Subject:** NEW Public Comment on Development  
**Date:** Monday, September 30, 2024 11:08:42 AM

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A new entry to a form/survey has been submitted.

**Form Name:** Planning - Public Comment Form  
**Date & Time:** 09/30/2024 11:08 AM  
**Response #:** 57  
**Submitter ID:** 86964  
**IP address:** [REDACTED]  
**Time to complete:** 34 min. , 0 sec.

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### Survey Details

#### Page 1

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**1. Name**

Kimberly Corey

**2. Phone Number**

[REDACTED]

**3. Email Address**

[REDACTED]

**4. Project Name**

LPP Mini Storage Units

**5. Project Case Number**

CU22-08

**6. Project Location**

Lake Pleasant across from Cibola Vista

**7. Please provide your feedback on this project:**

Hello, my name is Kimberly Corey.

I live at [REDACTED] I have been a Peoria resident since the early 90s. I briefly moved into the city of Glendale, but returned back into the Peoria city limits due to the overgrowth of commercial property that the city of Glendale was allowing in the residential areas. I have lived on [REDACTED] 2011 and I love it here. I have watched the neighborhood and surrounding areas develop nicely. Up until now I feel that the new commercial properties that have been approved have been done so keeping the residential

areas residential. The proposal for the Cibola Vista storage unit is TOO CLOSE AND TOO BIG to be placed on that small sliver of land. My home is directly over that wall and the storage facility would greatly impact my property value and the love I have for my home.

There are two other storage units that are close by so I don't feel that there is a need for this and if the city feels that there is indeed a need for a third self storage facility. It should be placed away from residential areas. Please ask yourself how you would feel if this was built over your wall? Please try to relate to the residence that are voicing concern. A self storage facility of this size is cheapening North Peoria and making it resemble downtown Glendale. North Peoria is growing to be a sought-after place to live just like North Scottsdale. If you take a drive down to north Scottsdale you will see that they have left quite a bit of undeveloped land next to the residential areas. That is part of the draw that makes it a sought after place to live.

Please also keep in mind that the homes in this area are worth 800K to over 1 million. This is not low income area, at least not yet.

I am asking that you please deny the proposal for such an eyesore and help keep our North Peoria residential community what it is; a beautiful sought after residential area where people are moving to escape the crazy hustle and bustle of the busy city.

Respectfully,  
Kim Corey

██████████

Thank you,  
**City of Peoria**

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**From:** [webmaster@peoriaaz.gov](mailto:webmaster@peoriaaz.gov)  
**To:** [InetPlanning](#)  
**Subject:** NEW Public Comment on Development  
**Date:** Wednesday, September 25, 2024 6:17:55 PM

---

A new entry to a form/survey has been submitted.

**Form Name:** Planning - Public Comment Form  
**Date & Time:** 09/25/2024 6:17 PM  
**Response #:** 56  
**Submitter ID:** 86861  
**IP address:** [REDACTED]  
**Time to complete:** 6 min. , 3 sec.

---

### Survey Details

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#### Page 1

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**1. Name**

Charity Best

**2. Phone Number**

[REDACTED]

**3. Email Address**

[REDACTED]

**4. Project Name**

Cibola Vista Mini Storage

**5. Project Case Number**

CU22-08

**6. Project Location**

West of Lake Pleasant Pkwy & North Buckhorn

**7. Please provide your feedback on this project:**

This project is not welcome backed up to our community. This storage unit directly affects me and my family and our privacy. There are multiple other storage units that are not at capacity in the area. It brings nothing to our community and it does not align with the vision that the Pleasant Valley promotes or has promised. Please do not allow this to occupy this tiny piece of land.

Thank you,  
**City of Peoria**

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**This is an automated message generated by Granicus. Please do not reply directly to this email.**

**From:** [REDACTED]  
**To:** [Robert Kuhfuss](mailto:robert.kuhfuss@peoriaaz.gov)  
**Subject:** Re: CU22-08 Cibola Vista Self-Storage scheduled for Planning and Zoning Commission on October 17th  
**Date:** Tuesday, October 15, 2024 7:57:59 PM  
**Attachments:** [LPP Storage Plans - KB annotated.pdf](#)  
[image001.jpg](#)

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Good morning Robert,  
A few days ago, we received a notice of neighborhood meeting set for tomorrow, October 16th at 5:30 pm from the applicant. In the notice, a revised site plan and elevations were provided. I took some time to review these drawings and annotated with my comments - see attached. I will present such to the applicant tomorrow as well. Perhaps I'll see you there.

Kirk B.

On Thursday, September 26, 2024 at 10:14:09 PM MST, Robert Kuhfuss <[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)> wrote:

Hello everyone. Hope this email finds you well.

Please be advised that the aforementioned case has been scheduled for the Planning and Zoning Commission hearing on October 17, 2024 at 6:00 PM at the Peoria Council Chambers located at 8401 W. Monroe St. We are in the process of preparing the Commission Packet, which you may review online once published. You'll be able to access those materials at [Planning Boards and Commissions | City of Peoria \(peoriaaz.gov\)](#) on or around October 10<sup>th</sup>. As always, you are welcome to provide written comment or speak at the hearing.

Respectfully,

**Robert H. Kuhfuss, AICP, MPA**

Senior Planner

623-773-7643

[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)

**City of Peoria | Planning Department**

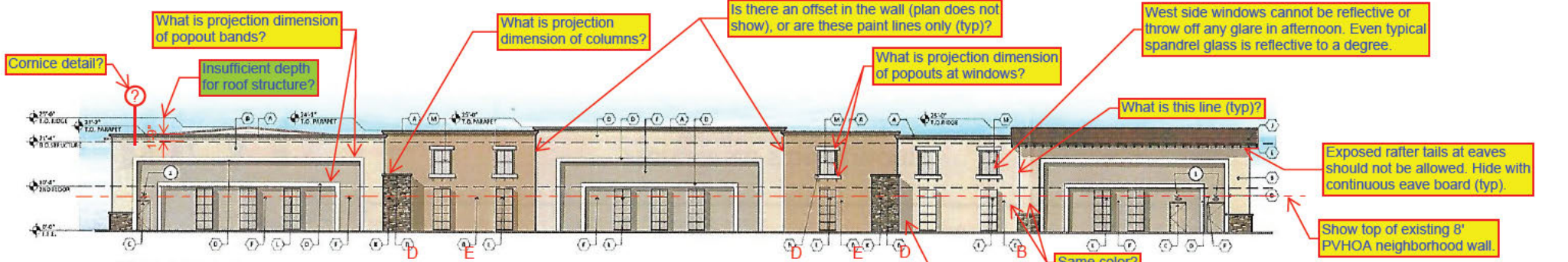
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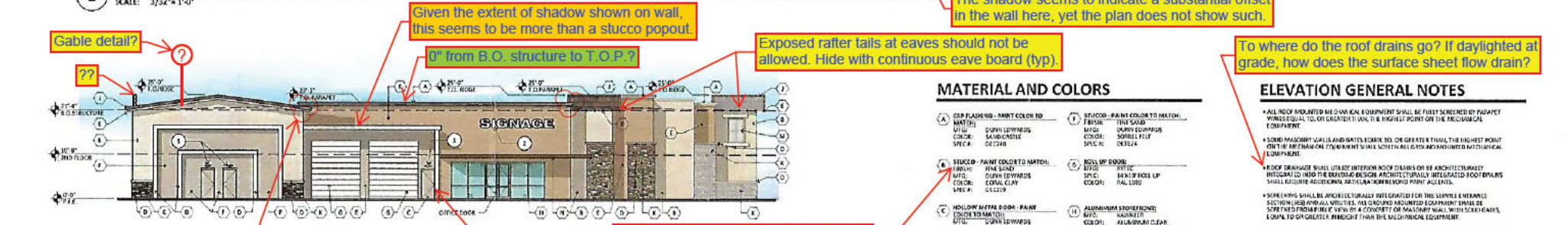
**Peoriaaz.gov/planning**

General

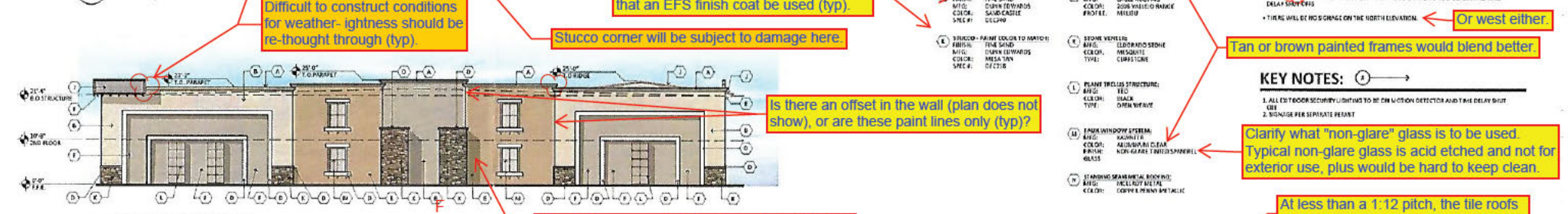




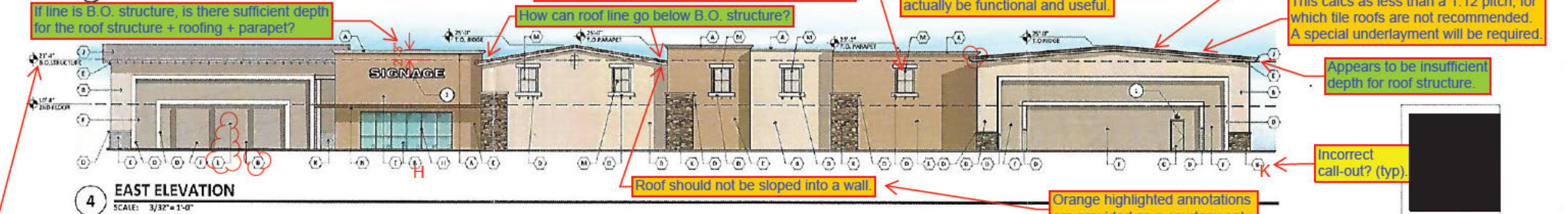
**1 WEST ELEVATION**  
SCALE: 3/32" = 1'-0"



**2 SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0"



**3 NORTH ELEVATION**  
SCALE: 3/32" = 1'-0"



**4 EAST ELEVATION**  
SCALE: 3/32" = 1'-0"

**MATERIAL AND COLORS**

- A. EX. FINISH - MINT COLOR RD. MNT. MFG: DURN EDWARDS COLOR: SAND CASTLE SPEC #: DC200
- B. STUCCO - PAINT COLOR TO MATCH: FINE SAND MFG: DURN EDWARDS COLOR: CORAL CLAY SPEC #: DC220
- C. MIDDLE METAL DOOR - PAINT COLOR TO MATCH: THE SAND MFG: DURN EDWARDS COLOR: SAND CASTLE SPEC #: DC200
- D. STUCCO - PAINT COLOR TO MATCH: FINE SAND MFG: DURN EDWARDS COLOR: CORAL CLAY SPEC #: DC220
- E. STUCCO - PAINT COLOR TO MATCH: THE SAND MFG: DURN EDWARDS COLOR: MESA TAN SPEC #: DC210
- F. STUCCO - PAINT COLOR TO MATCH: THE SAND MFG: DURN EDWARDS COLOR: SAND CASTLE SPEC #: DC200
- G. ROLL UP DOOR: METAL MFG: DURN EDWARDS COLOR: SAND CASTLE SPEC #: DC200
- H. ALUMINUM SPOKESHOOT: ALUMINUM CLEAR MFG: ALUMINUM CLEAR COLOR: ALUMINUM CLEAR SPEC #: ALUMINUM CLEAR
- I. TILE ROOF: GLAZE ROOFING MFG: DURN EDWARDS COLOR: MESA TAN SPEC #: DC210
- J. STONE VENEER: CLEAR AND WHITE MFG: MESSITE COLOR: MESSITE SPEC #: MESSITE
- K. PLANT TRUSS STRUCTURE: TILT COLOR: DARK TYPE: OTHER WHITE
- L. EXIST. WINDOW SYSTEM: ALUMINUM CLEAR MFG: ALUMINUM CLEAR COLOR: ALUMINUM CLEAR SPEC #: ALUMINUM CLEAR
- M. STANDING SEAM METAL ROOFING: METAL MFG: METAL COLOR: CORAL CLAY SPEC #: CORAL CLAY
- N. STUCCO - PAINT COLOR TO MATCH: THE SAND MFG: DURN EDWARDS COLOR: SAND CASTLE SPEC #: DC200

**ELEVATION GENERAL NOTES**

- 1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- 2. EXPOSED RAFTER TAILS AT EAVES SHOULD NOT BE ALLOWED. HIDE WITH CONTINUOUS EAVE BOARD.
- 3. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED TO INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE EXCEPTIONAL DETAIL WORK AND PROPER POINT ACCESS.
- 4. SIGNAGE SHALL BE ARCHITECTURALLY INTEGRATED OR BE ARCHITECTURALLY SECTION (S) AND ALL UTILITIES, ALL ROOF MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SCREENS, EQUAL TO OR GREATER HEIGHT THAN THE MECHANICAL EQUIPMENT.
- 5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT - GC TO COORDINATE WITH SIGN PACKAGE FOR BLOCKING.
- 6. ALL ROOF MOUNTED MECHANICAL EQUIPMENT AT THE REAR OF THE BUILDING SHALL BE MOUNTED LOWER THAN THE BUILDING WALL AND SHALL BE ON MOUNTING ELEVATIONS AND TYPED DRAINAGE SYSTEMS.
- 7. THERE WILL BE NO SIGNAGE ON THE NORTH ELEVATION.

**KEY NOTES:**

- 1. ALL EX. DOOR SECURITY LIGHTING TO BE ON ULTRASONIC DETECTOR AND TIME DELAY SHUT OFF.
- 2. SIGNAGE PER SEPARATE PERMIT.



PROPOSED SELF STORAGE FACILITY  
NWC LAKE PLEASANT & CIBOLA VISTA  
PEORIA, ARIZONA  
DATE: 08-06-2024 (PRELIMINARY)

EL-1

RKAA# 22048.50

DATE: 08-06-2024  
PROJECT: PROPOSED SELF STORAGE FACILITY  
LOCATION: NWC LAKE PLEASANT & CIBOLA VISTA, PEORIA, ARIZONA  
DRAWN BY: J. R. KAA  
CHECKED BY: J. R. KAA  
SCALE: AS SHOWN  
SHEET NO.: 01 OF 01  
TOTAL SHEETS: 01

Given the comments elsewhere, it is believed that this should be top of, not bottom of structure (typ. all elevations). Refer to all green highlighted annotations.

**General Notes:**

1. What does soils report say about equipment needed for basement excavation? Likely there is caliche rock in the area that will require heavy-duty and specialty (ram-hoe) machinery. Noise and vibration from such equipment will cause neighborhood disturbance and possible damage to existing structures, including the 8' screen wall. What mitigation factors are being implemented?
2. How is surface sheet flow drainage routed and how is onsite retention accommodated? Retention needs to be set away from the existing neighborhood 8' screen wall. It was stated in a previous meeting that all retention is to be via underground tank storage under the parking area AND that the 30' setback area along the existing PVHOA wall will not be used for retention. This must be adhered to in order to avoid damage to the existing PVHOA wall and its foundation.
3. Only 27 HVAC condensers are shown (with four in question - see below); however, the building is 92,157 sf. Generally, this calcs to 30 to 40 five-ton units. Larger units could be used but also require more space.
4. Nothing must be allowed to structurally tie into the existing PVHOA wall.

**PROJECT DIRECTORY**

ARCHITECT	ARCHITECT
RESIDENTIAL DEVELOPMENT	TRUCKEE PROJECTS, INC.
1325 W. STRAIGHT CREEK DRIVE STE 10	2223 E. THORNHILL ROAD
PHOENIX, AZ 85023	PHOENIX, AZ 85015
CONTACT: ANDREW ASHBAUGH	CONTACT: MATTY HALL
PHONE: (602) 983-7415	PHONE: (602) 955-8800
E-MAIL: andrew@trkkaa.com	E-MAIL: matt@trkkaa.com

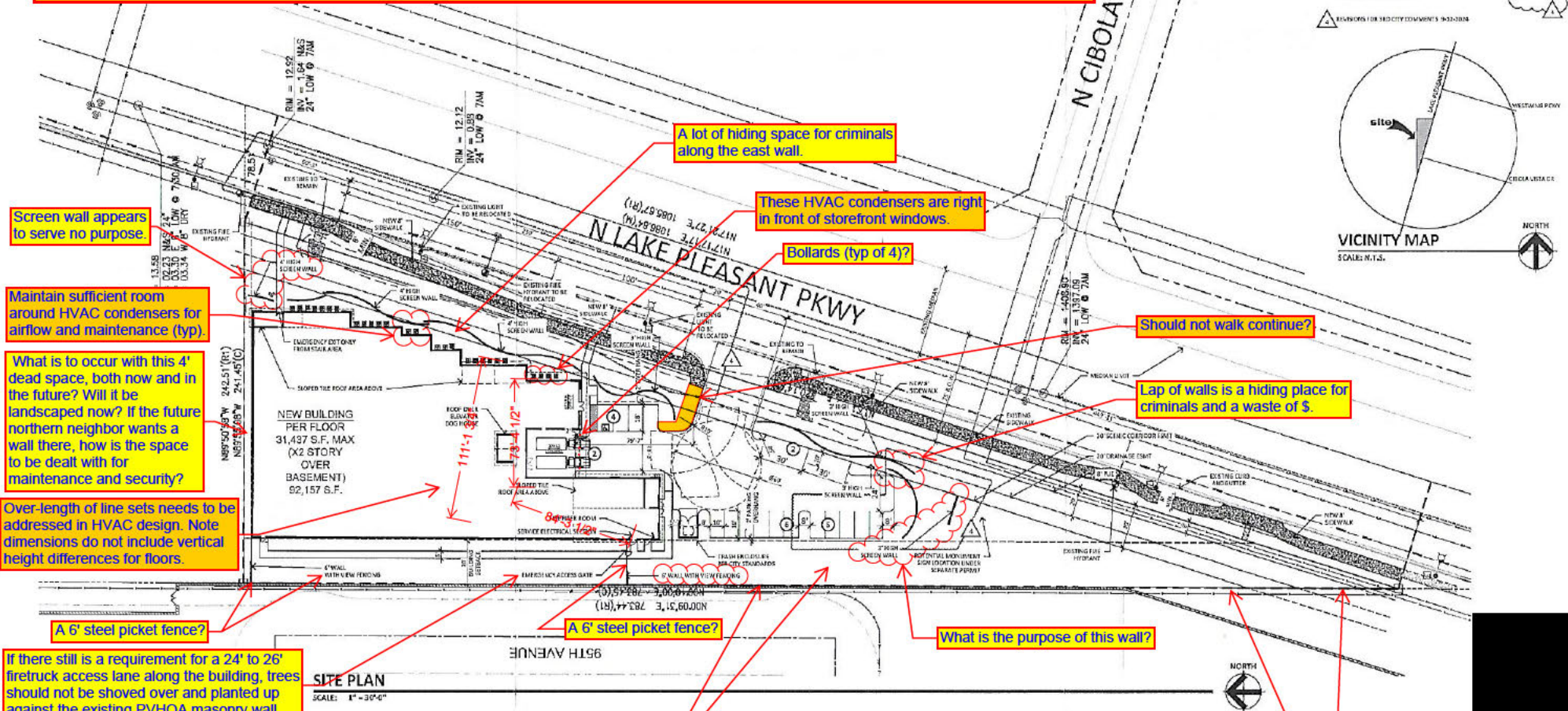
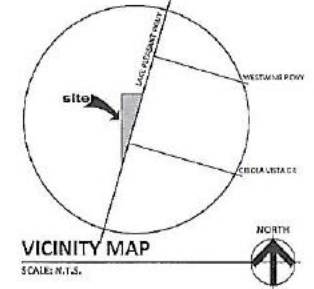
**SITE DATA**

ALLOWED PARCEL LOTS	203-36-504
EXISTING LOT AREA	130,000 S.F. (3.0 ACRES)
NET LOT AREA	94,500 S.F. (2.17 ACRES)
EXISTING ZONING	RMD

**PARKING DATA**

TOTAL PARKING REQUIRED:	87 SPACES
3 SPACES PER 100 S.F. OF GROSS AREA	85 SPACES
3 SPACES PER 100 S.F. OF NET AREA	63 SPACES
TOTAL PARKING PROVIDED:	87 SPACES
ACCESSIBLE SPACES (MIN. 5%)	4 SPACES
ACCESSIBLE SPACES PROVIDED:	4 SPACES

REVISIONS FOR SDCITY EXAMINER'S 9-22-2024



Screen wall appears to serve no purpose.

Maintain sufficient room around HVAC condensers for airflow and maintenance (typ).

What is to occur with this 4' dead space, both now and in the future? Will it be landscaped now? If the future northern neighbor wants a wall there, how is the space to be dealt with for maintenance and security?

Over-length of line sets needs to be addressed in HVAC design. Note dimensions do not include vertical height differences for floors.

If there still is a requirement for a 24' to 26' firetruck access lane along the building, trees should not be shoved over and planted up against the existing PVHOA masonry wall.

A lot of hiding space for criminals along the east wall.

These HVAC condensers are right in front of storefront windows.

Bollards (typ of 4)?

Should not walk continue?

Lap of walls is a hiding place for criminals and a waste of \$.

A 6' steel picket fence?

A 6' steel picket fence?

What is the purpose of this wall?

Along the entire west site of the site, trees must not be planted too close to the existing PVHOA masonry wall to avoid root damage to its foundation. Roof barriers are also suggested. We also do not want to have to pay for cleanup of their tree debris on our side of the wall.

To avoid future confusion and potential conflict with PVHOA (landscape maintenance, etc.), how will the property line be delineated here?



**PROPOSED SELF STORAGE FACILITY**  
 NWC LAKE PLEASANT & CIBOLA VISTA  
 PEORIA, ARIZONA  
 DATE: 09-16-2024 (PRELIMINARY)

SP-1

RKAA# 22048.50

SP22-34/ CU22-08  
 REVISED 8/1/2024

**From:** [Admin](#)  
**To:** [Lorie Dever](#); [Kyana Hayes](#); [Agnes Goodwine](#); [Jennifer Crawford](#); [Braetana Hammontree](#); [Bill Patena](#); [Brad Shafer](#); [Irene Charlez](#); [Michael Finn](#); [InetPlanning](#); [Denette Dunn](#); [Jon Edwards](#); [Peoria Mayor](#); [Sharon Roberson](#)  
**Subject:** Appeal of The 833 Unit Storage Project, Follow Up  
**Date:** Tuesday, November 5, 2024 3:28:15 PM  
**Attachments:** [Storage Facility Appeal Follow Up.pdf](#)

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Dear Mayor, Council Members, City Manager, and Planning and Zoning Director,

Please see enclosed.

Thank you -

From: Jeremy Bowen

[REDACTED]  
[REDACTED]

November 5, 2024

To: Mayor Jason Beck and Members of the City Council  
City Manager, Henry Darwin  
Director of Planning and Zoning, Chris Jacques  
City of Peoria  
8401 W Monroe St  
Peoria, AZ 85345

Subject: Condemnation of Mayor, Council, Planning and Zoning Commission, and City Staff for approving the following development applications:

- Cibola Vista Self-Storage: Conditional Use Permit (CU22-08)
- Prestige Homes: Rezone (Z21-08)
- Cibola Vista Resort Residence (Rentals)

Dear Mayor, Council Members, City Manager, and Planning and Zoning Director,

As Peoria residents, we are writing to express our collective extreme disappointment and frustration over the recent approval of a conditional use permit for an 833-unit storage facility at Lake Pleasant Parkway and West Wing Parkway on October 17, 2024. This decision starkly contradicts Mayor Beck's promises during his 2022 campaign, where he pledged to prioritize balanced growth that aligned with community needs.

Instead, Peoria has seen a rapid increase in manufacturing facilities, high-density apartments, and commercial storage structures within residential areas-projects that cater to outside interests over community-centered development. There seems to be no commitment to promoting owner-occupied housing options, such as townhomes and condominiums that don't overlook resident properties-which in turn fosters stability, investment, and the sense of community that Peoria residents seek.

Further, conflicts of interest involving Rick Buss, Tony Feiter, and members of the Planning and Zoning Committee have raised concerns about the motivations behind these approvals. The controversial removal of Clay Allsop from the planning and zoning committee and a series of lawsuits against former staff members and the previous mayor have led to significant legal expenses at taxpayer cost. Additionally, Commissioner Villasenor has missed a vast number of Planning and Zoning hearings making one think that she needs to be removed for her lack of attendance, but no action has been taken.

The growth in city spending is another point of serious concern. Since Mayor Beck took office, 120 new full-time positions have been added, significantly expanding the city budget beyond what is necessary. Among these expenses is the \$7,500 monthly lease for a helicopter hangar owned by an acquaintance of the mayor-at over twice the market rate-for equipment that residents neither need nor requested.

In addition, we are disheartened by the City's lack of transparency and disregard for public input, as well as the repeated restrictions on public comment during council meetings. This administration appears to have chosen to prioritize projects such as rentals, storage units, an unnecessary airport, expensive "roads to nowhere," and costly incentives for corporations that have yet to benefit the community through meaningful tax revenue.

As residents, we continue to voice our desire for homeownership opportunities, dining options, and retail establishments-not more high-density rental units, build-to-rent homes, or storage facilities directly behind our neighborhoods. These types of projects add no value to the community or the city. The mayor continues to brag about the amount of revenue that he is creating for the city-apartments, build-to-rent housing and storage units do not add revenue for the city. On the contrary, they devalue the surrounding real estate.

Having spoken to hundreds of residents, not one has expressed support for these measures—they are outraged. And, similar to the sentiment read in the recent Arizona Republic article, "Why a water project in Peoria's Paloma Community Park sparks cries of promises broken," the residents are not pleased with the distrust fostered by this administration by repurposing the funds (provided by the residents' votes on bonds) for projects they strongly oppose.

If the City Council, Mayor, and city staff persist to ignore the clear majority of residents expressing these concerns for rentals (Prestige Homes and Cibola Vista Resorts Residence) and storage units (Cibola Vista Self-Storage), we are prepared to organize and finance a recall committee and take this matter to the polls. We will facilitate a recall vote on the mayor and any city council member that supports these three projects listed; they are reckless and unnecessary developments. The residents are smart enough to see how ill-placed these projects are and to oppose them. We hope this administration has the wisdom to appreciate this as well and get back to smart development that fits our community and city.

We strongly urge you to listen to the residents of North Peoria and, at the upcoming City Council meeting on November 19, 2024, vote against the proposed storage facility and the build-to-rents (Prestige Homes)-which precedent should also be applied to the Cibola Vista Resort Residence (rentals) and any similar development. Moving forward, we hope to see decisions that prioritize community values and encourage homeownership, rather than high-density rentals that undermine our neighborhoods' long-term growth and stability. A vote in favor of the storage units on November 19<sup>th</sup> will commence a recall committee for the mayor and any city council members supporting the measure because it will be clear to us that no matter how many meetings we attend or rational evidence we present, you will ignore the residents. One clear example was the unanimous opposition by residents in attendance at the Planning and Zoning Meeting for Prestige Homes (along with the majority of all emails/letters submitted from residents, many of

which were not represented). The Committee respected the voice of the residents and voted to not support the Prestige Home Project. The Mayor and the City Council then had the audacity to say more or less, we are aware, but we (the Mayor and City Council) will make the final decision, not the residents and the Committee that reviews these projects. I have never witnessed a more defiant act or communication from government officials that are to respect and represent the residents that elected them. Instead, we are having to go out of our way to call out these deviant actions on government officials that should be advocating for the people that gave you these privileges. Therefore, when you act contrary to the will of the people, we are left with no other choice but to awake the quiet majority and remove government officials when they no longer support the residents' best interests. Again, I hope that the Mayor, City Council, and city staff will have the common sense to realign their entrusted offices with the voice of residents.

Please know that this is not just one resident voicing concern, I am speaking on behalf of hundreds of North Peoria residents that are asking for their elected officials to listen to the people. These hundreds of residents are prepared to engage their networks of thousands to ensure smart growth occurs in Peoria.

Respectfully,



**From:** [REDACTED]  
**To:** [InetPlanning](#)  
**Subject:** Storage facility and apartments on Lake Pleasant Pkwy  
**Date:** Wednesday, November 6, 2024 1:39:31 PM

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To whom it may concern

I have been seeing notices and getting flyers in my door regarding the proposed building of the storage facility. All this will do is bring dirt bags to the neighborhood. Basically living in there storage unit. Not to mention the demographic the apartments will bring to the North Peoria area. Keep this type of building down south. We do not need a storage unit or apartments ruining the area. This is a very bad idea and the neighbors around the area are apparently not happy. Same crap happened in Scottsdale when Pinnacle Peak, Rawhide and Greasewood Flats was taken out to build multifamily waste of land.

THANK YOU

**From:** [REDACTED]  
**To:** [InetPlanning](#)  
**Subject:** Self Storage  
**Date:** Friday, November 8, 2024 1:04:31 PM

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Hi,

My name is Jenna and I am writing to state I oppose the self storage unit and certainly the apartment complexes. Let me know how I can vote no to this, I am unable to get to the meeting.

My phone number is [REDACTED]

Jenna Force

**From:** [REDACTED]  
**To:** [InetPlanning](#)  
**Subject:** Proposed development at Lake Pleasant and Jomax  
**Date:** Friday, November 8, 2024 6:05:48 PM

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To whom it may concern:

I'm writing to express my disapproval of the proposed 833 unit storage facilities and apartment complexes at or near Lake Pleasant Parkway and Jomax and/or Westwing Parkway.

My family and I have lived in the Cibola Vista neighborhood since 2009.

Sincerely,

Laura Rogers

[Yahoo Mail: Search, Organize, Conquer](#)

**From:** [REDACTED]  
**To:** [InetPlanning](#)  
**Subject:** Apartments and Self Storage (Lake Pleasant Parkway near Jomax Road/Westwing Parkway)  
**Date:** Tuesday, November 12, 2024 11:20:28 AM

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This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

I read the following information and want to express my opposition to the apartments and self storage in our neighborhood.

Michelle Schmersahl  
[REDACTED]

"Hello neighbors, in addition to these potential self-storage units, another developer is proposing a 4 story, 264-unit apartment complex across the street. An additional developer is attempting to build a 179-unit apartment complex adjacent to these. If approval is given on all of these developments, we will have 443 apartment units, and this 833-unit self-storage on Lake Pleasant between Jomax and West Wing Parkway. THE CIBOLA VISTA RESORT PLANS TO CONVERT THE RESORT TO APARTMENTS (THIS COULD BRING OUR APARTMENT NUMBERS UP TO 800+."

"A few reasons I oppose apartments... 1) West Wing elementary is the most overcrowded elementary school in Deer Valley district; as are all schools in our community. 2) Prop 400 goes into effect in 2025. Rentals will no longer be obligated to pay rental taxes. So we will have MANY more residents using police, fire and city resources, yet they will not be contributing to our community. Home owners are obligated to contribute, (please refer to link below). 3) Increased traffic ect... I am happy with growth, however I believe growth should add to our community in a positive way. It does not make a lot of sense to put 500 sq ft apartments directly behind 2-3 million dollar homes (this is the proposal for Premier Apartment homes). Our community is planned for low density housing. I believe this is why many of us moved here. However, now our beautiful suburb is being Rezoned to high density. If this prevails we will become urban density/jungle, in the near future."

**From:** Megan Staub [REDACTED]  
**Sent:** Wednesday, November 13, 2024 8:02 PM  
**To:** Peoria Mayor <[mayor@peoriaaz.gov](mailto:mayor@peoriaaz.gov)>; InetPlanning <[planning@peoriaaz.gov](mailto:planning@peoriaaz.gov)>;  
[tearl@earlcurley.com](mailto:tearl@earlcurley.com)  
**Subject:** Support for Lake Pleasant Parkway Storage Units

Good Evening,

I am sure that this will come as a surprise that I am writing in support of the planned storage units along Lake Pleasant Parkway. While I am not in favor of industrial buildings within neighborhoods or proposed airports, I can say that I feel this is proper development of this particular land and is within the zoning guidelines.

I am not writing to just state my support for this project, but to really encourage the City of Peoria to try and work in a similar manner with other developers. I am very impressed with this developer listening to the concerns of the community and coming back with a proposal that will have these storage units look more like the surrounding community. What a win! Also, I love the requirement of mature landscaping, particularly, large trees. I hope to see this more with new developments in the City of Peoria.

I fear that if the City of Peoria declines this project it will signal to other developers that it is not fruitful to work with the community and we will end up with ugly looking basic buildings around the area.

Thank you,

Megan Staub