



# **PLANNING AND ZONING COMMISSION REPORT**

**Meeting** August 7, 2025

**Date:**

**Agenda Item:** 3R

**Case Name:** Aloravita Southwest Circulation: Minor General Plan  
Amendment (GPA25-02)

## **General Application Information**

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*Proposal:*

Request to amend the General Plan Circulation Map to remove the proposed southernmost collector within Aloravita South, spanning from West Wing Parkway to 78th Avenue.

*Location:*

Future collector proposed between West Wing Parkway and 78th Avenue within the Aloravita planned community (PCD).

*Project Acreage:*

N/A

*Applicant:*

Clint Morris, of Wood, Patel & Associates on behalf of Pulte Homes LLC

### **ATTACHMENTS:**

Description

Staff Report

Exhibit 1- Vicinity Map

Exhibit 2 - Conceptual Plan

Exhibit 3 - Citizen Participation Report



# PLANNING & ZONING COMMISSION

## STAFF REPORT

Meeting Date: 8/7/2025

Agenda Item(s): 3R

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**TO:** Planning and Zoning Commission  
**THROUGH:** Chris M. Jacques, AICP, Planning Director  
**FROM:** Sarah Dircks, Senior Planner  
**SUBJECT:** Aloravita Southwest: Minor General Plan Circulation Amendment (GPA25-02)  
North of the NEC of Westwing Pkwy & Happy Valley Rd

### ***PROPOSAL***

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The applicant has submitted a Minor General Plan Amendment to modify the General Plan Circulation Map by removing a collector roadway within the Aloravita development.

### ***APPLICATION INFORMATION***

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**Case Numbers** GPA25-02

**Applicant** Clint Morris, of Wood, Patel & Associates, Inc. on behalf Pulte Homes LLC

**Request(s)** **Minor General Plan Amendment (GPA25-02):** Request to amend the General Plan Circulation Map to remove a proposed collector roadway measuring, approximately 0.3 miles in length. The collector roadway would connect from West Wing Parkway to 78th Avenue.

### ***BACKGROUND AND CONTEXT***

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The subject site is located within the Aloravita Planned Community District (PCD), which is over 1,200 acres. Colloquially, the 2 square miles of the project are referred to as Aloravita North and Aloravita South. Aloravita South more notably is the area defined from Jomax to Happy Valley, and from 75<sup>th</sup> Avenue alignment to the edge of WestWing Mountain community and the Sunrise Mountain Preserve.

The collector road, subject to removal with this request, was one (1) of three (3) east to west collectors initially contemplated within Aloravita South from Westwing Parkway (**Exhibit 1**). The original development pattern envisioned vehicles from the single-family residential homes funneling onto the collector roadway network, similar to a hub and spoke system, which would ultimately direct those vehicles out to the arterial roadways on the perimeter of the development.

As Aloravita has developed over the years, the realized density and number of homesites within the project has been markedly less than originally projected. The last major amendment to the Aloravita PCD removed a portion of the project area near the subject collector roadway, and repositioned it into the mixed-use development known as *The Trailhead*. Both the commercial and multi-family portions of *The Trailhead* are self-sufficient given the number of driveways along Westwing Parkway and Happy Valley Road. The resulting need for access to the subject collector from *The Trailhead* was eliminated. Given these factors, it was expected that the number of vehicles still being served by the subject collector road would be much lower than original projections and worthy of further analysis when the last remaining phases of Aloravita South was to develop.

After their recent Arizona State Land auction win for the last portion of vacant land in Aloravita South, the applicant team began preparing preliminary plats for the various remaining vacant areas. In doing so they conducted a technical evaluation of the contemplated roadway network. Based on those findings, the applicant is now seeking the subject collector to be removed, while still maintaining pedestrian access throughout (**Exhibit 1**).

**CONTEXT:**

The immediate area surrounding the subject collector roadway is designated for single-family residential. To the north are parcels within Aloravita South that are under construction or being contemplated for development in the near-term, along with the two (2) remaining collector roadways (Yearling Road and Keefer Trail) that connect from Westwing Parkway. These remaining collectors will serve to feed traffic from the central collectors within Aloravita to the arterial roadway to the west (Westwing Parkway). To the east of the subject collector roadway is a continuation of single-family residential homes within Aloravita South as well as the remaining collector roadway network for the development. The collectors that remain within Aloravita South will feed traffic from the center of the development out to the periphery arterial network including Jomax Road to the north, Westwing Parkway to the west, and Happy Valley Road to the south. To the south is a segment of single-family residential within Aloravita South followed by *The Trailhead* mixed-use development. Abutting the single-family residential within Aloravita will be the multi-family component of *The Trailhead* followed by the commercial component, which is anchored by Safeway grocery store, and contains a variety of commercial businesses, and restaurants. As noted prior, *The Trailhead* development will not contain vehicular access to the north, and instead utilizes an internalized system of shared access that feeds to both Westwing Parkway and Happy Valley Road.

***APPLICANT'S PROPOSAL***

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The development team is seeking to construct approximately 570 single-family residential homes on the remaining vacant portions of the Aloravita site. The applicant team has conducted a detailed review and analysis of the traffic patterns and the existing and proposed roadway network. As a result of that analysis, the subject General Plan Amendment was submitted to modify the General Plan Circulation Map by removing the southernmost east / west collector roads between Westwing Parkway and the centralized collector system within Aloravita South.

***STAFF ANALYSIS***

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**PROPERTY HISTORY:**

- The Aloravita Planned Community District (PCD) was initially approved by City Council on October 18, 2011 (*Ordinance #2011-21*).
- The original PCD outlined the general circulation for the over 1,200-acre single-family residential development, which remains consistent with the roadway network as shown within Exhibit 1 Vicinity Map. The general plan was subsequently amended to reflect the circulation contemplated by the Aloravita PCD.
- In 2022 approximately 26 acres of the southern square mile of Aloravita was removed from the entitlement. Those 26 acres would no longer need or utilize the subject planned collector as a part of

the development pattern for the area, thus diminishing the need for a 3<sup>rd</sup> southern collector within this square mile of Aloravita.

*Traffic and Pedestrian Access:*

The applicant has submitted a Traffic Impact Analysis (TIA) with this request which is under review by the City's Traffic Division. The purpose of the TIA is to address the traffic and transportation impacts of the proposed development on the surrounding streets and intersections. More specifically, the TIA evaluates whether appropriate levels of service and safety will be achieved without the subject collector roadway at this location. Based on the evaluation, the proposed development without the subject collector roadway is expected to operate with acceptable levels of service and safety.

As the project remains in the conceptual stages, the ultimate condition of the roadway network within the development will be further refined as the applicant team works their way through the preliminary plat process and will be reviewed for compliance with the applicable City of Peoria access management and engineering standards.

While a third vehicular access across Rock Springs Wash would be removed if this request were to be approved, the applicant is maintaining pedestrian access point across the wash, thus maintaining the comprehensive off-street network for pedestrians to access the City park and neighborhood amenities in the area. As such, staff believes the proposal remains consistent with the intent and vision of the Aloravita PCD zoning.

***COMMUNITY INVOLVEMENT***

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The requested Minor General Plan Amendment is limited to the removal of a single collector roadway within the southern square mile of Aloravita (**Exhibit 1**). In accordance with the General Plan Amendment criteria, the reclassification of a collector is considered a Minor General Plan Amendment. Minor General Plan Amendments require approval from City Council. An amendment to the PCD has been submitted to mirror the proposed General Plan Circulation Map change and is subject to the approval of this General Plan Amendment.

*Public Noticing:*

The application was properly noticed pursuant to the Peoria Zoning Ordinance, which includes notification to all property owners within 600 feet of the site and registered HOAs within one (1) mile, posting of a sign on the site, and placing an ad in the Peoria Times prior to the Public Hearing.

*Neighborhood Meeting:*

There was a neighborhood meeting held for this project on June 26, 2025, at 5:45pm. A summary of the meeting is outlined in the Citizen Participation Report (**Exhibit 3**). One (1) neighboring property owner, city staff, and the applicant team were present at the meeting. During the meeting, a member of the applicant team walked the resident through the request and answered questions.

*Support / Opposition:*

At the time of this writing, Staff has received no written correspondence from the public on this case.

***KEY FINDINGS***

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1. The proposed update to the Circulation Plan recognizes existing conditions / development patterns, and addresses the future needs of the City's street network;
2. With the reduction in area and single family lots within the southern square mile of Aloravita Planned Community District (PCD) entitlement, the need for the subject collector is eliminated;
3. The traffic impact analysis for the development anticipates that the circulation network as proposed meets City of Peoria standards and can support the resulting development pattern.

***RECOMMENDATION***

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Staff recommend that the Planning and Zoning Commission take the following action:

Recommend **APPROVAL** of Minor General Plan Amendment Case **GPA25-02** to the City Council.

***STAFF CONTACT***

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Sarah Dircks, AICP  
Senior Planner  
623-773-7514  
Sarah.Dircks@peoriaaz.gov

# GPA 25-02 Minor GPA Amendment

Between West Wing Parkway to 78th Avenue within Aloravita

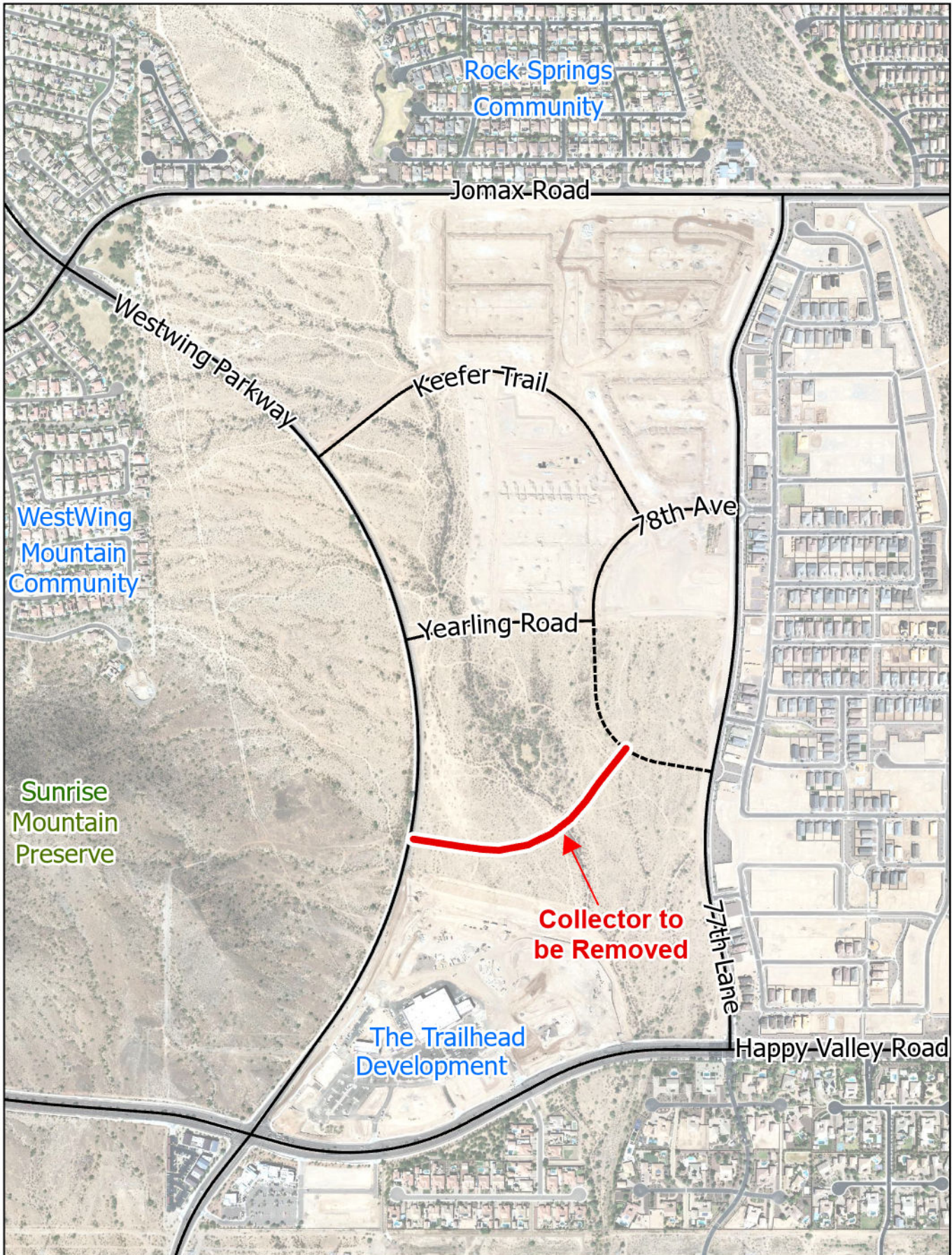
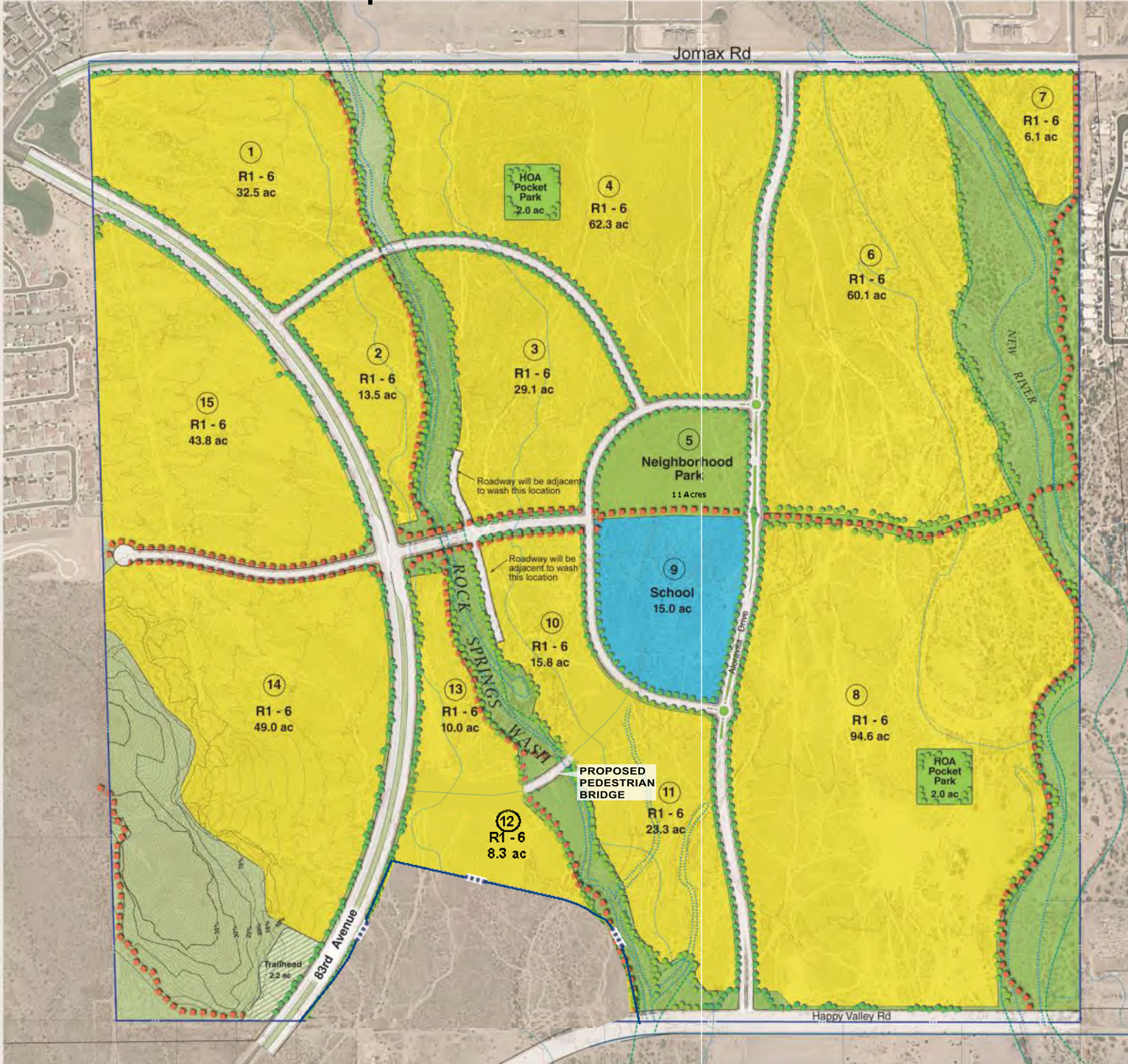
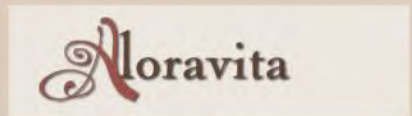


Exhibit 2 | Vicinity Map

# Exhibit 2 - Conceptual Plan



## Land Use Plan



### SITE DATA

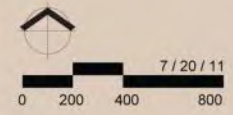
Parcel No.	Proposed Zoning	Gross Area, ac	Density DU/ac	Total No. of Lots <sup>1</sup>
1	R1-6	32.5	4.22	137
2	R1-6	13.5	4.22	57
3	R1-6	29.1	4.22	122
4	R1-6	62.3	4.22	262
6	R1-6	60.1	4.22	254
7	R1-6	6.1	4.22	25
8	R1-6	94.6	4.22	399
9	School	15.0	-	0
10	R1-6	15.8	4.22	67
11	R1-6	23.3	4.22	98
12	R1-6	8.3	4.22	35
13	R1-6	10.0	4.22	42
14	R1-6	49.0	4.22	207
15	R1-6	43.8	4.22	185
		113.9	(140.3) <sup>3</sup>	
		24.4		
<b>Total</b>		<b>601.7</b>		<b>1,890</b>

<sup>1</sup> Residential densities may be transferred between Parcels provided that a) the total number of lots for any Development Unit does not exceed a 10% range and b) the total build-out for Units does not exceed 2000 lots. As the project is developed, Preliminary and Final plats will keep a tally of approved lots.

### LEGEND

Proposed Zoning	Area, ac	Density <sup>2</sup> DU/ac	Total No. of Lots
R1-6	448.4	4.22	1,890
School	15.0	-	-
Parks, Open Space	113.9 (140.3) <sup>3</sup>	-	-
Arterial R.O.W.	24.4	-	-
<b>Total</b>	<b>601.7</b>		<b>1,890</b>

<sup>2</sup> Indicates average density for this zoning category. Actual density may vary for individual parcels to achieve designated number of lots.  
<sup>3</sup> Gross Area shown for open space and parks of 113.9 acres does not include open space within the parcels. Including these areas, total open space is 140.3 acres. For more detail, see the Open Space Plan.



# Citizen Participation Report

Case No. GP25-02

June 26, 2025

Existing General Plan Roadway Layout



Proposed Roadway Layout



PREPARED BY:

Bergin, Frakes, Smalley & Oberholtzer PLLC

## **Introduction**

Under Section 21-152 of the Peoria Zoning Ordinance, the applicant, Pulte Home Company, LLC, conducted public outreach to provide information on Minor General Plan Amendment GP25-02. The public outreach seeks to get input from the local stakeholders during the entitlement process.

GP25-02 seeks to remove the southernmost of three future collector roadways running across Rock Springs Wash between 83rd Avenue. The area that would be dedicated to this collector roadway shall be known as the “planned alignment area.”

Section 21-152 requires one neighborhood meeting. This meeting was held in person at the Sunrise Mountain Library, on Thursday, June 26, 2025. The City also requires a physical sign to be placed on the property in a highly visible location with the neighborhood meeting notification information. A sign was posted on the site in accordance with this requirement.

The applicant completed a direct mailing to provide information, address concerns, and receive input from citizens. Approximately 72 letters were mailed to property owners within 1,320 ft. of the planned alignment area, including 18 letters mailed to HOAs within 1 mile of the planned alignment area. The planned alignment area was also posted with information for both neighborhood meetings.

A summary of the neighborhood meeting, the questions asked, and their associated responses are provided in the enclosed Neighborhood Meeting Report.

### **The following documents are attached as exhibits**

- Neighborhood Meeting Report
  - Sign in sheets
- Public Notice Letter
- Neighborhood Meeting Presentation Boards
- Mailing Lists
  - Property Owners within 1,320 feet
  - HOAs within 1 mile
- Notification Radius Map
- Site Posting Affidavits

## **Neighborhood Meeting Report for**

**June 26, 2025, at 6:00 p.m.**

**Case No. GP25-02**

The neighborhood meeting was held at 6:00 p.m. on June 26, 2025, at the Sunrise Mountain Library located at 21109 N 98th Ave, Peoria, AZ 85382. The development team arrived at 5:15, and the meeting officially began at 5:45. One member of the public arrived at approximately 6:15. The meeting sign-in sheet is attached as Appendix A.

Members of the development team present included:

Andrew Yancey – Bergin, Frakes, Smalley & Oberholtzer

Adam Pruett – Bergin, Frakes, Smalley & Oberholtzer

Walter Gay – Bergin, Frakes, Smalley & Oberholtzer

Clint Morris – Wood Patel

Reece Pitlik – Pulte Group

Jeffrey Luke – Pulte Group

City Officials and Staff:

Lorie Dever – Planning & Community Development Deputy Director, City of Peoria

Sarah Dircks – Senior Planner, City of Peoria

The meeting commenced at 5:45. One member of the public, a resident of the Westwing Community, arrived at approximately 6:15. Andrew Yancey walked him through the information presented on the four display boards. Andrew Yancey described the application and answered the citizen's general questions. The individual did not have concerns and was supportive of the proposal.

The meeting concluded at 6:45.



# Vicinity Map



# Peoria General Plan Roadway Map

**PLAN  
PEORIAAZ**  
General Plan 204C

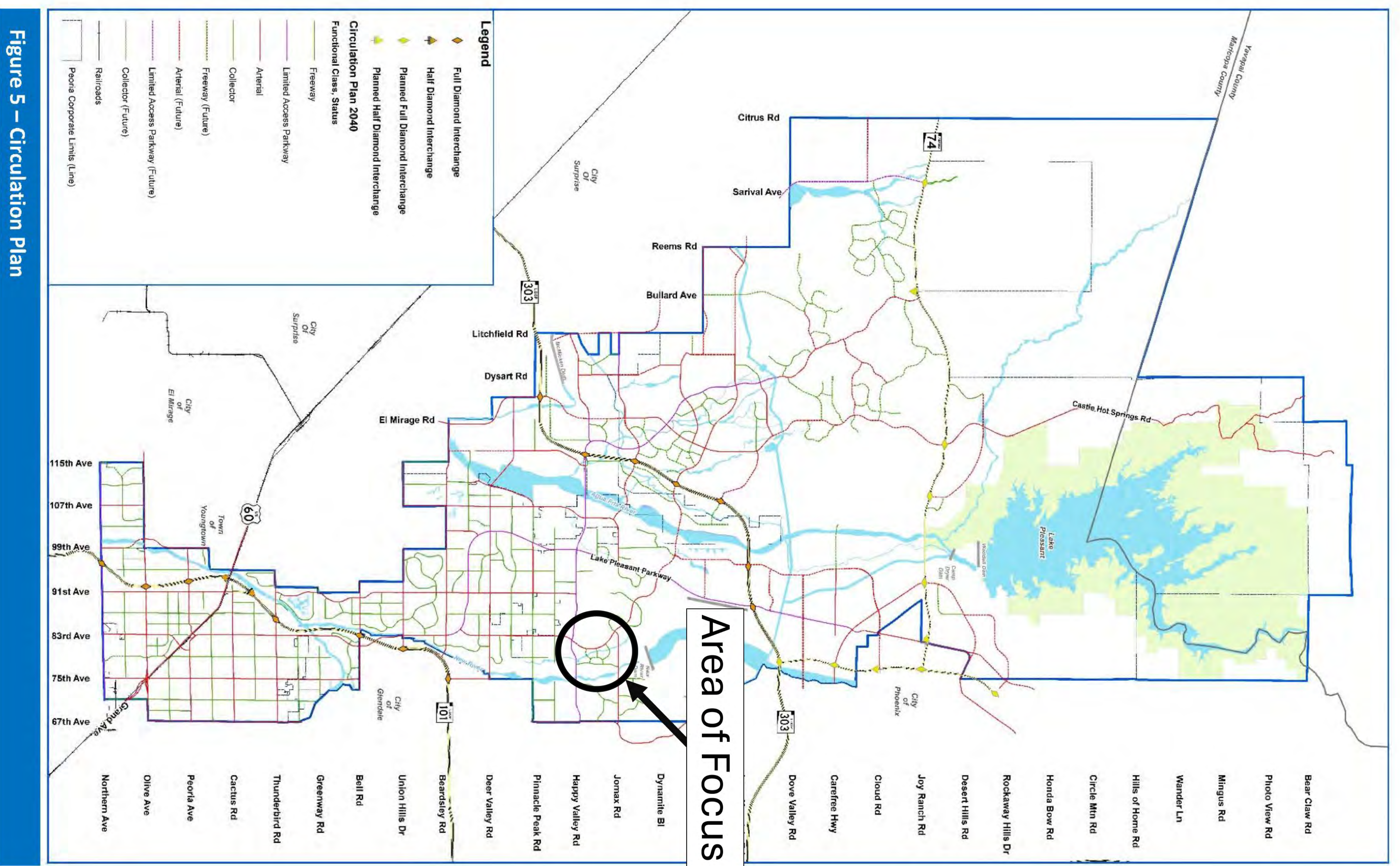
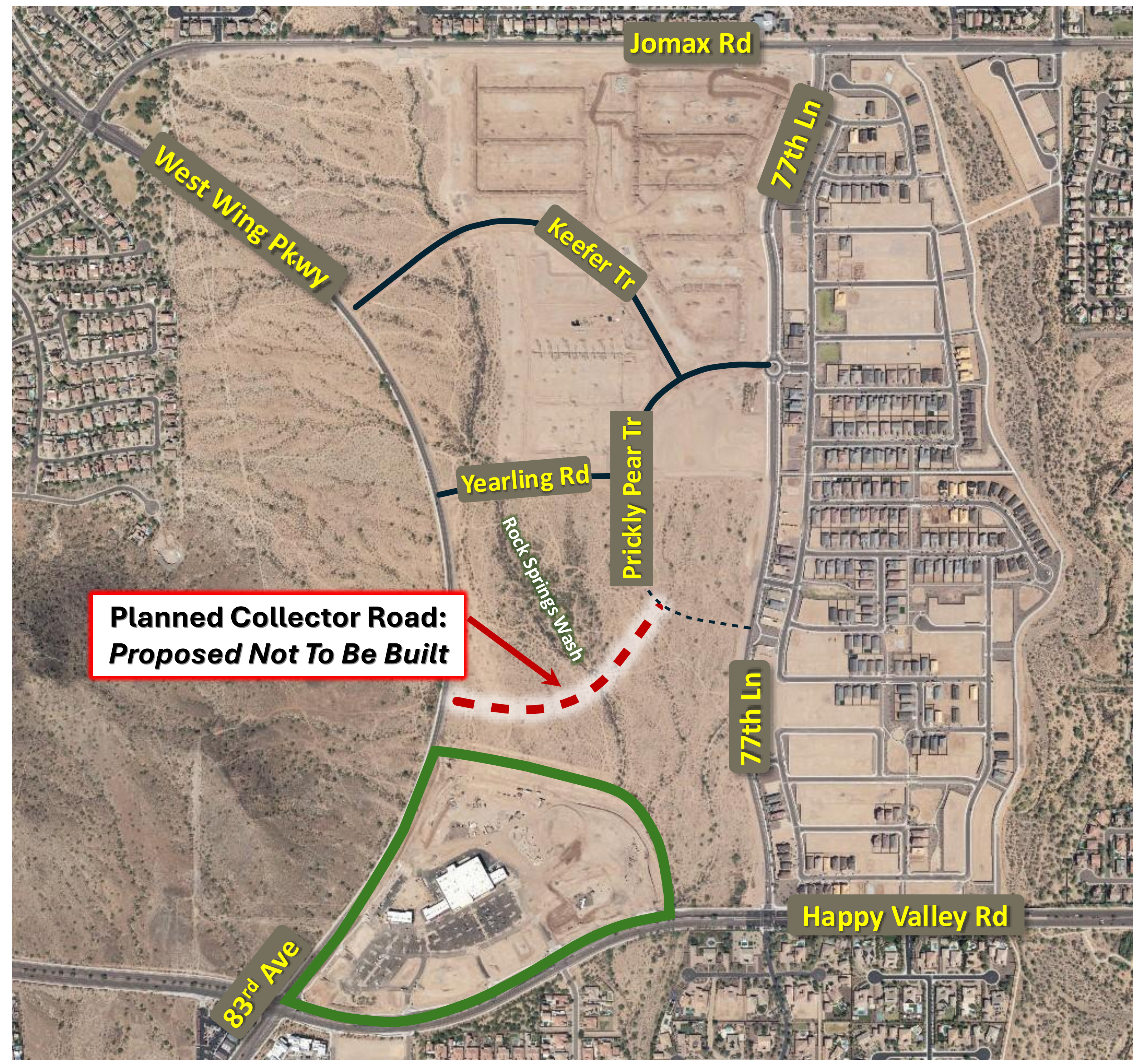


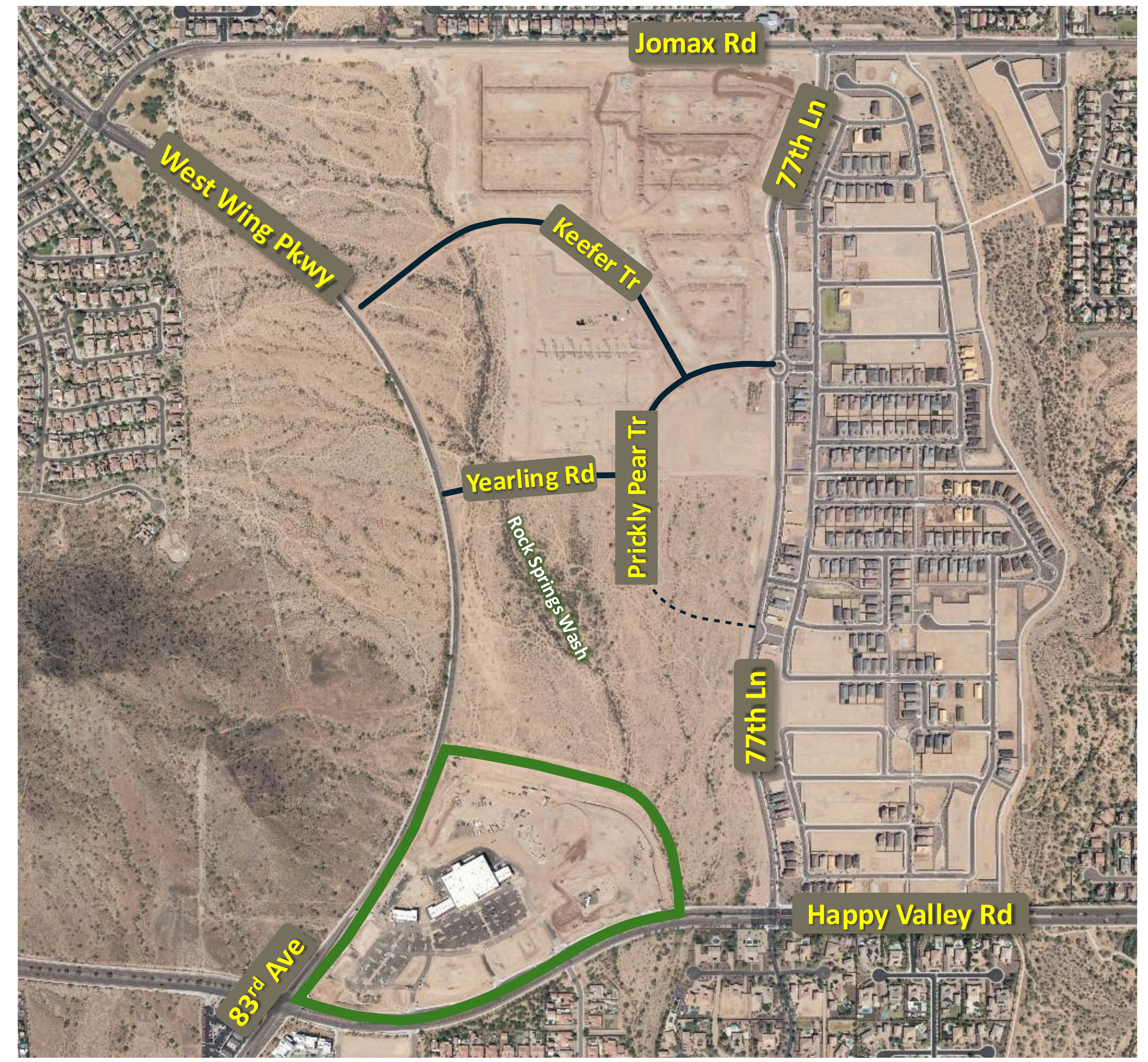
Figure 5 – Circulation Plan

# Proposed Changes to General Plan Roadway Layout

Existing General Plan Roadway Layout



Proposed Roadway Layout

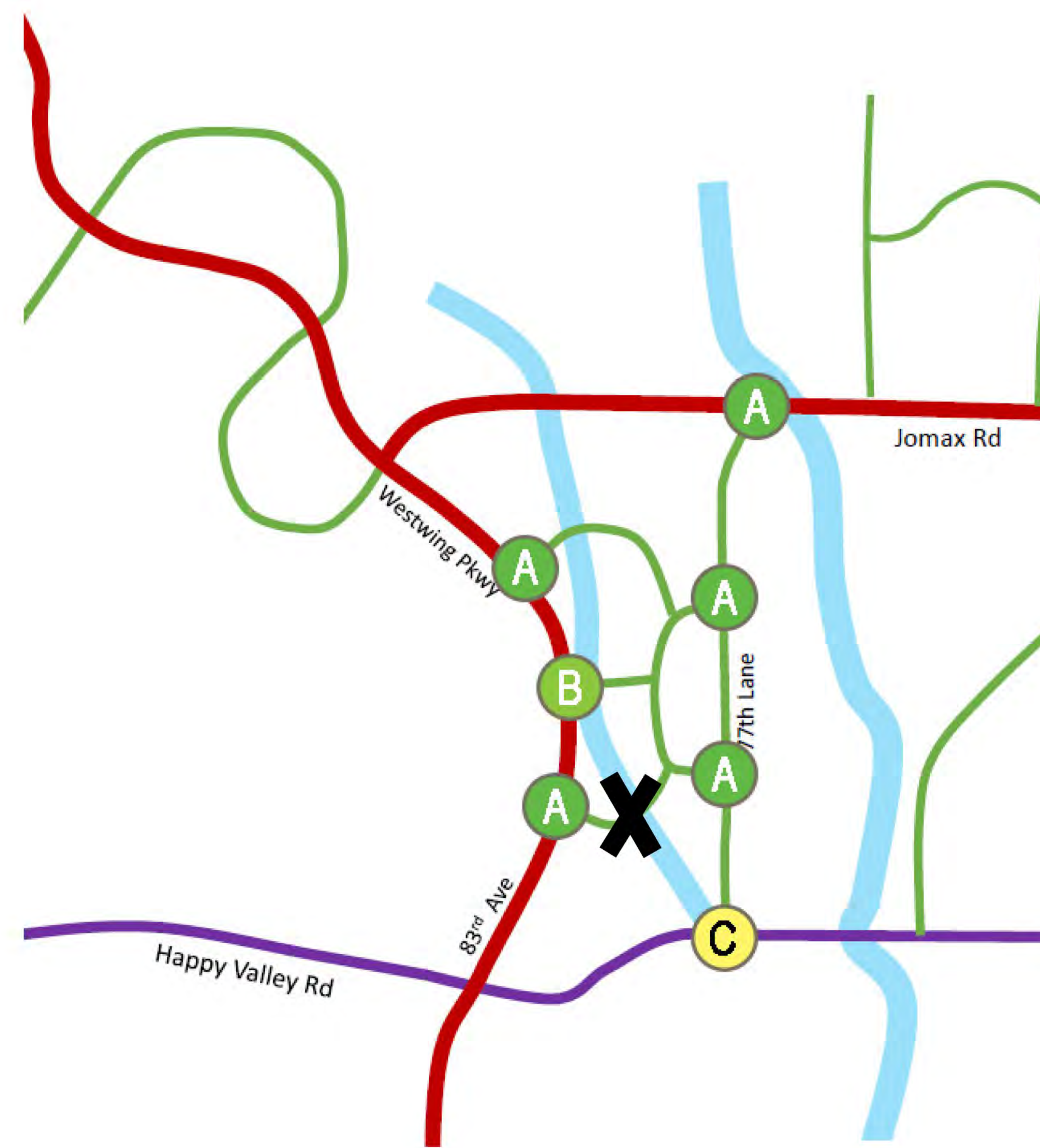


# Impact of Proposed Change

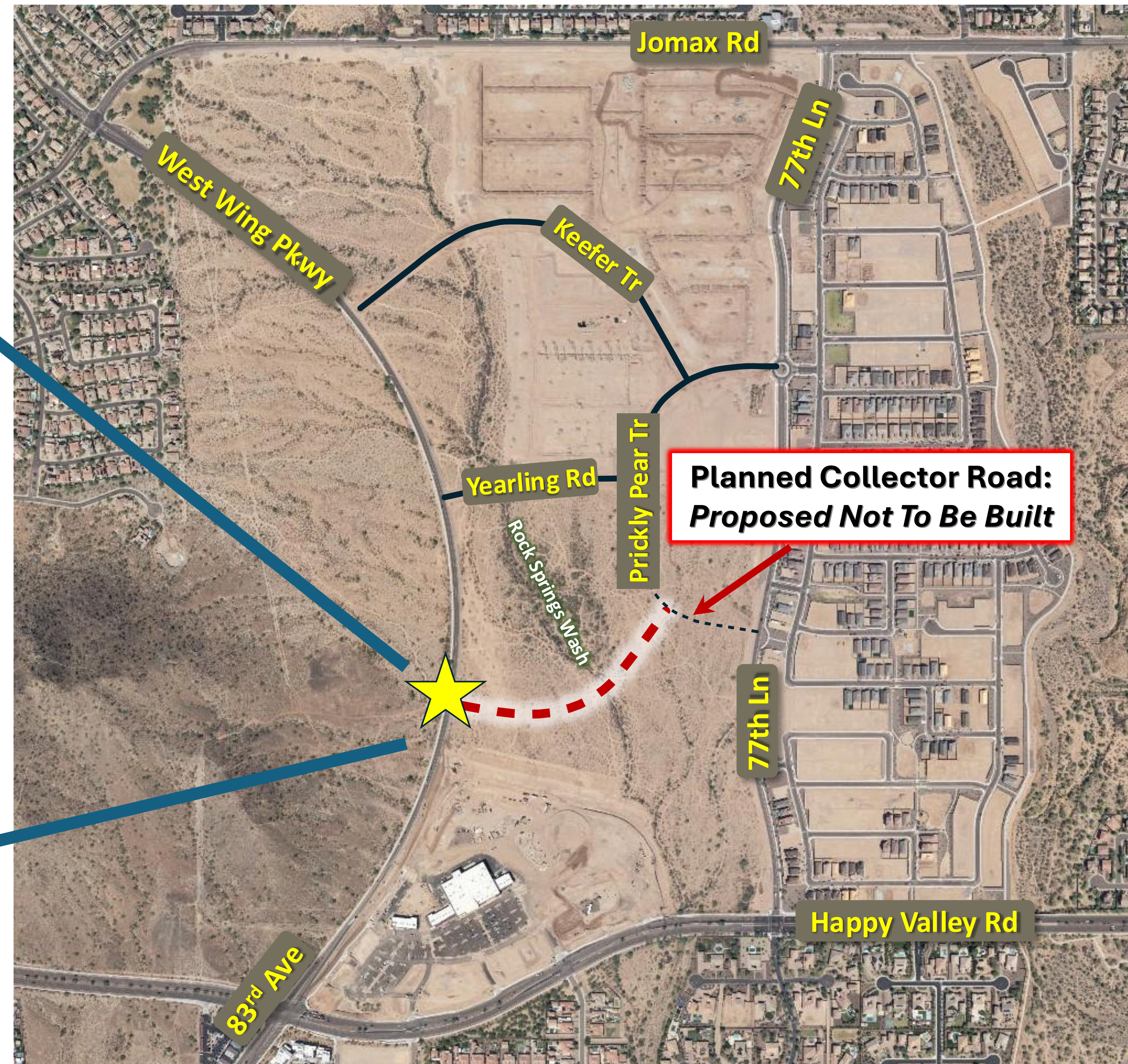
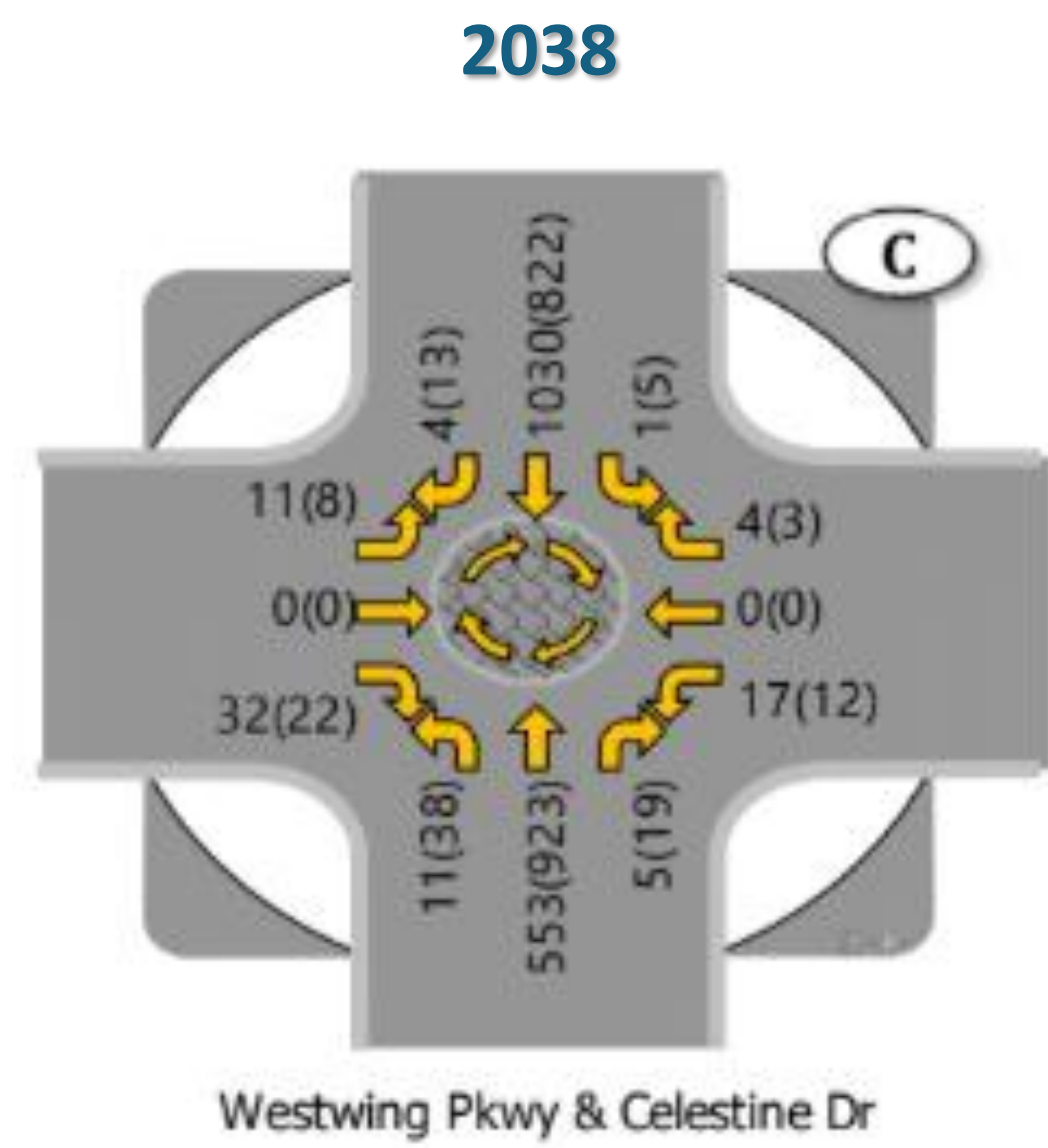
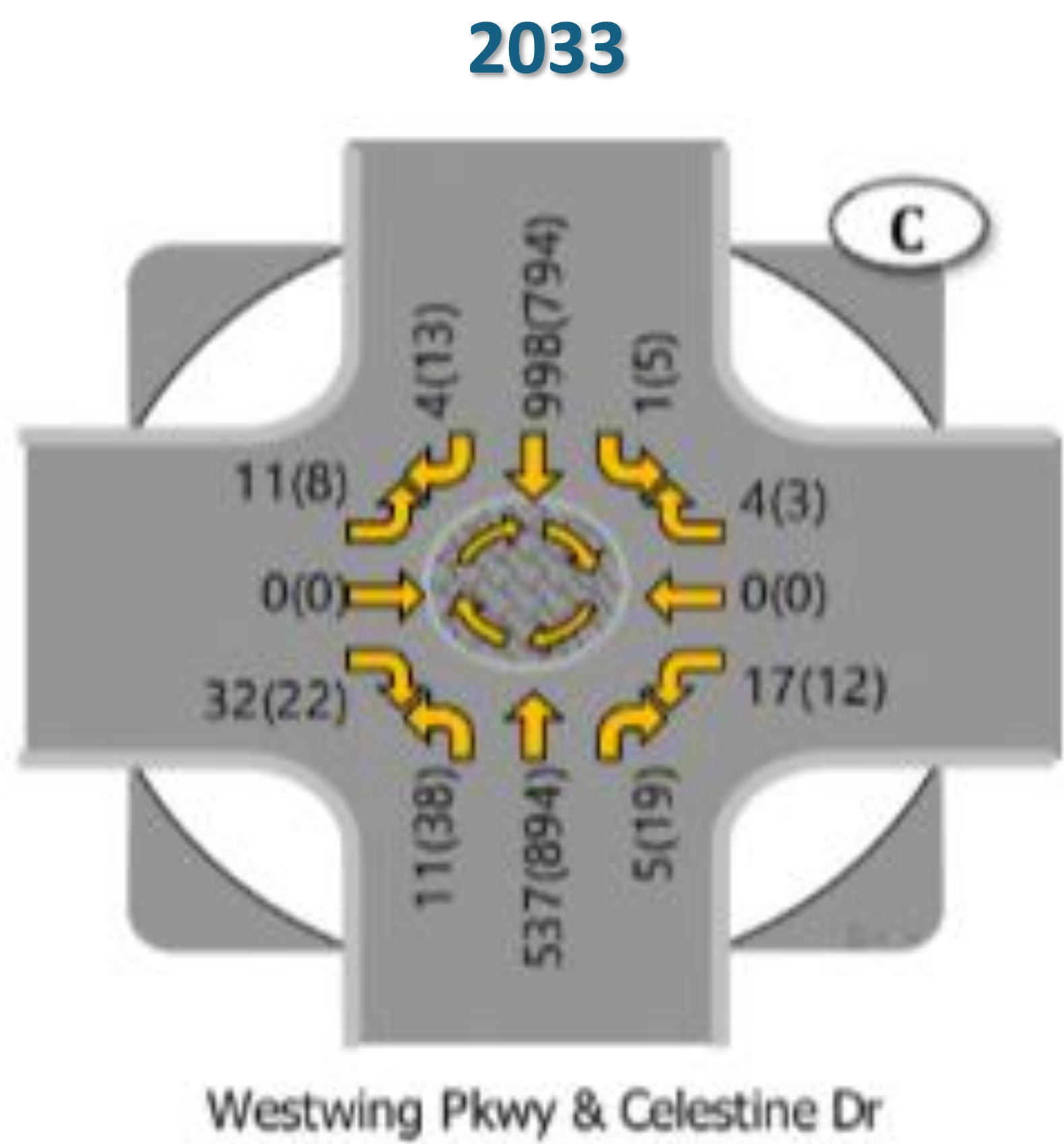
## Traffic Impact Analysis Findings (CivTech)

- Removal of the third collector road is justified and appropriate
- The third collector no longer serves a functional connectivity purpose
- Traffic on the two other collectors will remain well within acceptable thresholds
- Removal is consistent with City of Peoria standards which promote logical connectivity and discourage unnecessary redundancy

## Projected Level of Service Map



# Traffic Impact Analysis Peak Intersection Usage AM(PM)



**ALORAVITA SOUTHWEST**  
TRAFFIC IMPACT ANALYSIS

March 2025  
CivTech Project No. 24-1080

SOUTH OF JOMAX ROAD AND EAST BIRD AVENUE I N PEORIA, AZ

Prepared for: Pulla Home Company, LLC  
8605 East Rosinree Drive, #300  
Scottsdale, Arizona 85260

Submitted to: City of Peoria

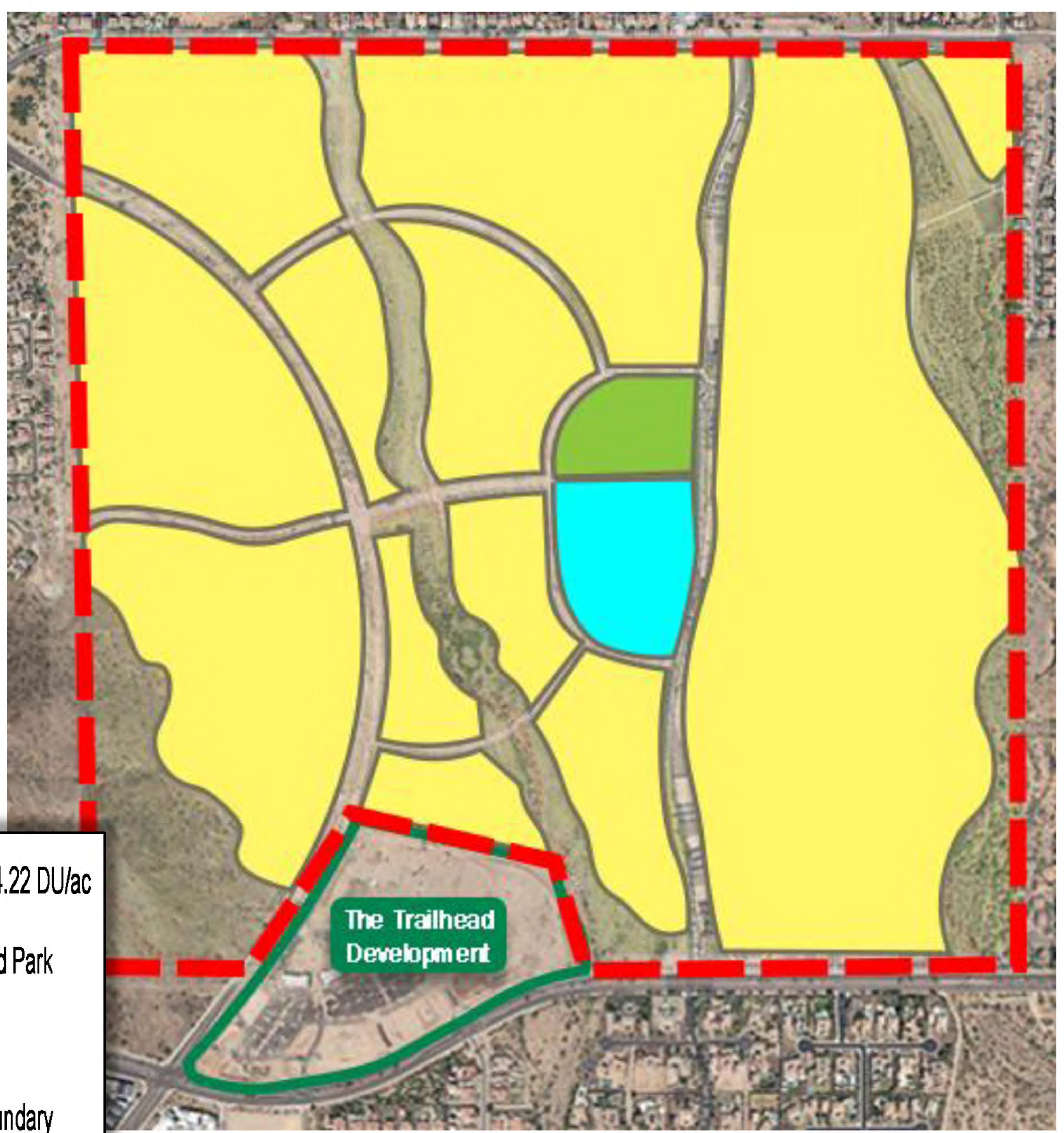
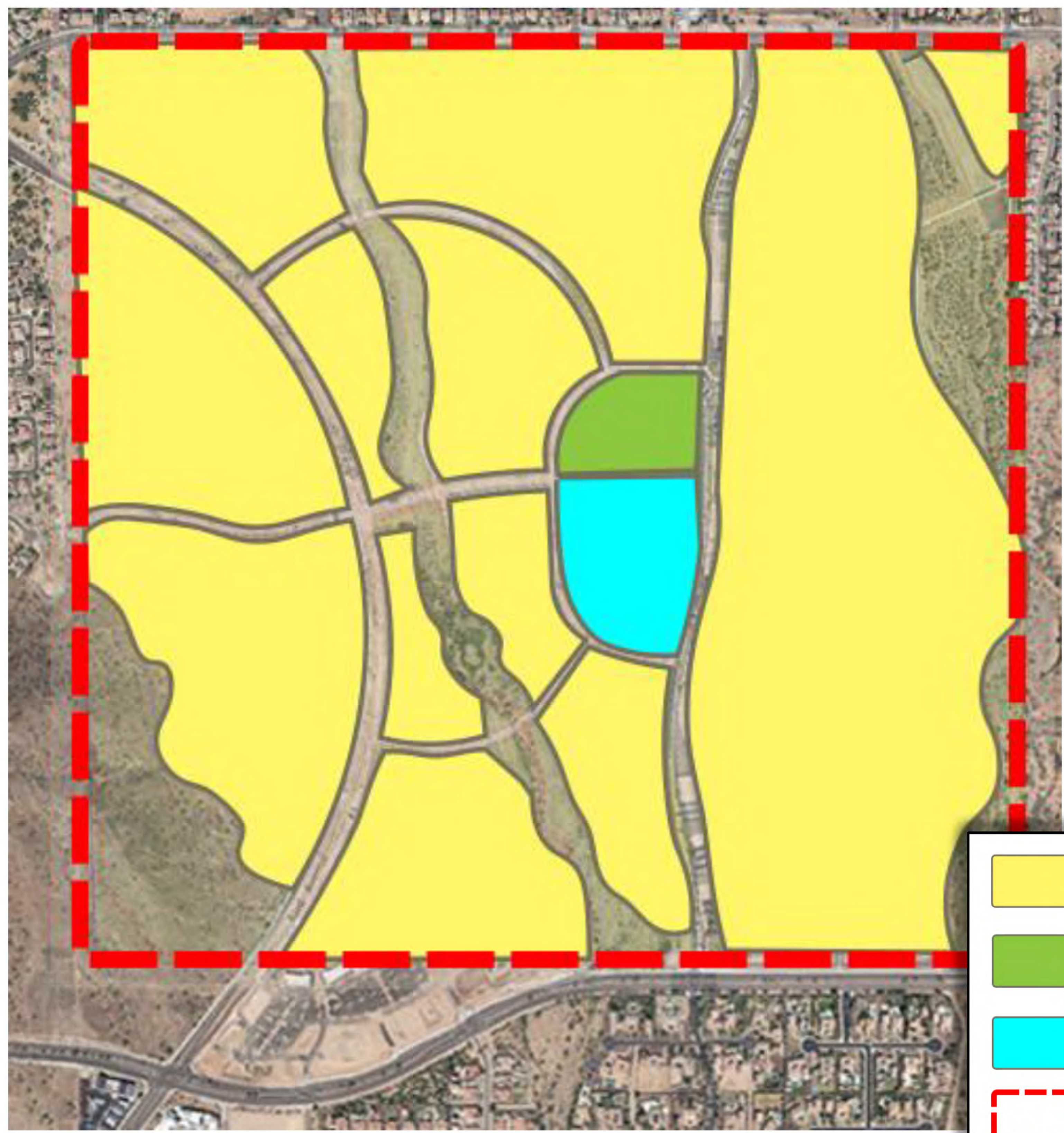
10605 North Hayden Road, Suite 140 • Scottsdale, Arizona 85260 • 480.659.4250





CivTech

# Pre/Post Trailhead Density Maps

Aloravita Density Map Pre-Trailhead Development (2021)

Aloravita Density Map Post-Trailhead Development (2025)



	Residential: 4.22 DU/ac
	Neighborhood Park
	School
	Aloravita Boundary

June 6, 2025

**Re: Notice of Neighborhood Meeting for a Requested Minor General Plan Amendment (Case No. GPA25-02) to Remove an Unnamed ‘Future Collector Road’ North of the Northeast Corner of Happy Valley Road and West Wing Parkway**

Dear Property Owner or Association Representative,

You are invited to attend a neighborhood meeting regarding a proposed Minor General Plan Amendment (Case No. GPA25-02) that has been submitted to the City of Peoria. This amendment would remove from the Future Land Use Plan and the Circulation Plan a ‘future collector road’ located north of the northeast corner of Happy Valley Road and West Wing Parkway (“Request”). A map of the proposed change is on the reverse side of this letter.

Collector roads typically feed traffic from lower volume local roads to higher-volume arterial roads and parkways. Here, the planned ‘future collector road’ would be less than half a mile in length and would be the southernmost of three collector roads planned to connect to West Wing Parkway approximately ¼-mile apart from each other. Traffic analysis has found that this unbuilt roadway is not needed for functional connectivity due to the redundant collector roadways nearby and changes in the land use pattern limiting trips at this location. This Request is necessary to formally remove the road from the General Plan. The Request does not alter the permitted land use or density at this location.

If you are unable to attend the meeting, but would like more information about the application, please call me at 602-899-0318 or email me at [apruett@bfsolaw.com](mailto:apruett@bfsolaw.com). You may also contact the City staff reviewer, Sarah Dircks, AICP at 623-773-7514 or [Sarah.Dircks@peoriaaz.gov](mailto:Sarah.Dircks@peoriaaz.gov). Thank you.

**Neighborhood Meeting:**

**Date:** June 26, 2025

**Time:** 5:45 p.m.

**Location:** Sunrise Mountain Library  
21109 N. 98<sup>th</sup> Ave  
Peoria, AZ 85382

**Case No.:** GPA25-02, Minor General Plan Amendment

**Hosted by:** Bergin, Frakes, Smalley & Oberholtzer, PLLC

Sincerely,

Adam Pruett

cc: Sarah Dircks, City of Peoria Planning and Development Department  
Reverse – Proposed Minor General Plan Amendment

### Proposed Minor General Plan Amendment



**Current** General Plan Road Network



**Proposed** General Plan Road Network

PENDING  
PENDING  
PENDING,

EMPIRE WEST TITLE AGENCY LLC TR  
TRUST NO 9999TRTAZ/LT ALORAVITA LLC

PULTE HOME COMPANY LLC CP # 53-  
122449

LT ALORAVITA LLC/ARROYO CAP III-2 LLC

SLATE NON-NC NON-WA PROPERTY  
OWNER LLC

SIDDAVATAM GOVARDHAN  
REDDY/KADITHAM RADHA

GURRALA RAJA SEKHAR  
REDDY/VEMIREDDY NAVITHA REDDY

TAYLOR KENNETH

KUO SHENG CHIA/HUA CHENG I

CHEN CHE-PEI/LEE PEI-CHENG

GARAI SUKANTA/MANJUSREE

MOLLER LAURA MARIE/SCHROEDER  
SANDRA LEE

ADCOCK LOGAN JAMES/ALEXIS NICOLE  
PATTERSON

JOHANSON AARON/CASSANDRA  
7696 W HONEYSUCKLE DR

CHALUVAJI PRAVEEN/AKIREDDY VASAVI

GAO MARGARET

WEITZEL CARMEN RAE

SUDINI RAJA SRINIVASA REDDY

CHAKKA SRIRAMULU/UMADEVI  
E DR  
PEORIA, AZ 85383

LEON LUNA FAMILY TRUST  
PEORIA, AZ 85383

MOTIU JANICE

VO ANTHONY/HA JENNIFER

HUINICE LLC

CHENG KUN YE/LIN HSIAO WEI

KTJS HOLDINGS LLC

PEICOV MIHAELA/MAXIM

RAAVI KULDEEP C/BORRA PUJITHA

SUBRAMANI BALAJI/PANDIAN  
TAMIZHPAVAI

GUBBALA MADAN/SRIVALLI

SAKHAMURI BHAVITH KRISHNA

LAI YUN TZU

[REDACTED]

POTTER COURTNEY RAE/DUSTIN  
MICHAEL

[REDACTED]

SITU YANMING/SELAMAT LISA

[REDACTED]

MONTGOMERY RILEY JR/ANNA

[REDACTED]

ZHANG HUAN CHENG/LUO YI RU

[REDACTED]

MATHEWS CHELSEY/MICHAEL

[REDACTED]

HADDAD AMJAD YOUSIF/FATIN JAMIL

[REDACTED]

POTURAJU SANTHOSH KUMAR/MARTHI  
SWETHA

[REDACTED]

CECIL ERICA NICOLE

[REDACTED]

SARAIYA JIGAR/RINA

[REDACTED]

MCINTOSH KAREN M/WINSTON SCOTT

[REDACTED]

PULIYAKKOT VINEETH/DIVYA V

[REDACTED]

BANDA SANDHYA/SATHISH

[REDACTED]  
PEORIA, AZ 85383

BLOCK E CHANDLER/ANDREA LEE

[REDACTED] REY  
PEORIA, AZ 85383

ARNOLD FAMILY REVOCABLE TRUST

[REDACTED]

TSENG SHIH HAN

[REDACTED]

PRABAKARAN DHANUSH/RAJASEKARAN  
PREMAA

[REDACTED]

ASHTON WOODS ARIZONA L L C

[REDACTED]

ASHTON WOODS ARIZONA LLC

[REDACTED]

ASHTON WOODS ARIZONA L L C

[REDACTED]

ASHTON WOODS ARIZONA LLC  
8655 E VIA DE VENTURA STE F250

[REDACTED]

MCFADDEN SEAN DANIEL

[REDACTED]

GHUMAN PRAVJIT/SANDEEP  
KAUR/SINGH ZABITA

[REDACTED]

JEFFREY MAYRA

[REDACTED]

DRUIN DONALD N/EASTRIDGE HALLE R

[REDACTED]

AVEBECK LLC

[REDACTED]

CHEN JOHN WEI ZHENG

[REDACTED]

MEADE ALYSSA GABRIELLE/WRIGHT  
JUSTIN DAVID

[REDACTED]

RAMAJAYAM MAHALAKSHMI

[REDACTED]

HONG CHI-PAO/LIN TING-WEI

[REDACTED]

ZHENG YING/ZHANG HUI

[REDACTED]

ASHTON WOODS ARIZONA LLC

[REDACTED]

TAYLOR MORRISON/ARIZONA INC

[REDACTED]

TAYLOR MORRISON ARIZONA INC

[REDACTED]

ALORAVITA SOUTH HOMEOWNERS  
ASSOCIATION

[REDACTED]

LENNAR ARIZONA LLC

[REDACTED]

BALD JASON DAVID/KATRINA LEE

[REDACTED]

GRAU JOSE/TERESA

[REDACTED]

AYUB SHOAIB/SHORES KELSEY

[REDACTED]

[REDACTED]

ALORAVITA SOUTH HOMEOWNERS  
ASSOCIATION

[REDACTED]

Aloravita

[REDACTED]

Calle Lejos Estates HOA

[REDACTED]

Colina del Sur

[REDACTED]

Copper Creek Estates

[REDACTED]

Eagle Canyon HOA

[REDACTED]

Eagle Ridge Estates HOA

[REDACTED]

Happy Valley Estates HOA  
(Estates at Happy Valley)

[REDACTED]

La Caille Community Association

[REDACTED]

Rock Springs Community  
Association

[REDACTED]

Silver Canyon Ranch (Vista  
Montana II)

[REDACTED]

Silver Crest at Treasure Canyon  
HOA

[REDACTED]

Summit at Sunrise Mountain  
Community Assoc.

[REDACTED]

Sunrise Vista

[REDACTED]

Terra Vista Estates HOA

[REDACTED]

Terramar HOA

[REDACTED]

Vista Montana Community Assn.  
(Ventana Picachos)

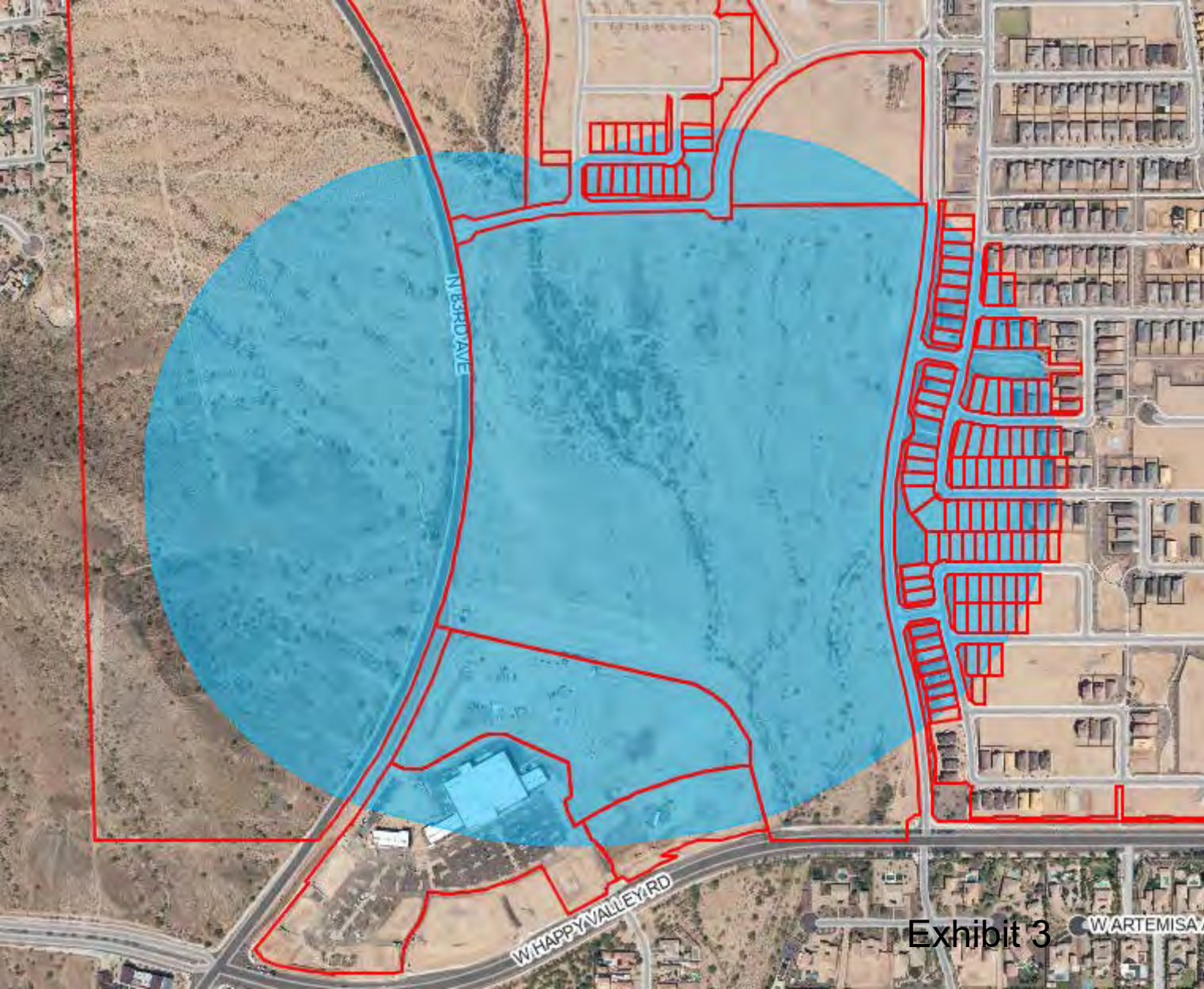
[REDACTED]

Vista Montana III

[REDACTED]

Westwing Mountain HOA

[REDACTED]



N BIRDYAVE

W HAPPY VALLEY RD

Exhibit 3

W ARTEMISA



# AFFIDAVIT OF POSTING

GENERAL PLAN AMENDMENTS, REZONINGS, CONDITIONAL USE PERMITS, AND VARIANCE APPLICATIONS

In order to assist in providing adequate notice and meet applicable requirements, the Applicant shall post sign(s) as prescribed by the City of Peoria "Site Posting Requirements". It shall be the responsibility of the Applicant to erect and maintain the sign on the subject property, and to update the information on the sign until the final disposition of the case.

Case Number: GPA25-02  
Project Name: Minor GPA to remove unnamed "future collector road"  
Location: North of the northeast corner of Happy Valley Rd., and Westwing Pkwy

I certify that the site has been posted as detailed by the City of Peoria Site Posting Requirements for the case above, and confirm that the site was posted at least fifteen (15) calendar days before any neighborhood meeting and public hearing date, where calendar days excludes the day of posting, day of the meeting, and any day(s) necessary to update the sign(s). In addition, I confirm that the sign(s) will be removed within fourteen (14) days after the final disposition of the case.

Sign Company Name: Dynamite Signs  
Phone Number: 480-585-3031 Email: ruben@dynamitesigns.com

Date of Sign Posting: June 9, 2025

Applicant/  
Representative Name: BFSO Law / Caleb Weeks

Signature: \_\_\_\_\_

STATE OF ARIZONA )  
 )  
County of Maricopa )



The foregoing instrument was acknowledged before me this 9th day of June 2025

June 1, 2026  
My Commission Expires

Notary Public

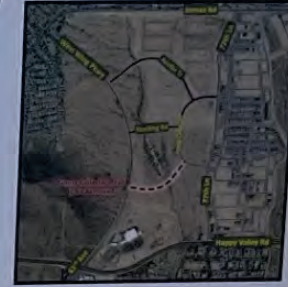
Return completed notarized affidavit AND photographic evidence to the Planner assigned to the case.

# City of Peoria Public Notice

**Request 1:** A Minor General Plan Amendment to remove a 'Future Collector Road' from the Future Land Use Plan and the Circulation Plan.

**Project Location:** North of the northeast corner of Happy Valley Road & Westwing Parkway

**Project Size:** Approximately 0.3 miles of unbuilt 'future collector road'



**Applicant Contact:**

Name: Adam Pruett  
Phone: 602-899-0318  
Email: [apruett@bfsolaw.com](mailto:apruett@bfsolaw.com)

**City Contact:**

Planning and Community Development  
623-773-7514  
[www.peoriaaz.gov/planning](http://www.peoriaaz.gov/planning)  
[sarah.dircks@peoriaaz.gov](mailto:sarah.dircks@peoriaaz.gov)

**Neighborhood Meeting(s):**

When: June 26, 2025 at 5:45 P.M.  
Where: Sunrise Mountain Library  
21109 N. 98th Ave, Peoria, AZ 85382

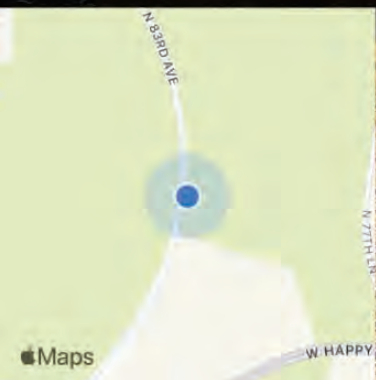
**Planning and Zoning Commission Hearing:**

When: TBD at 6:00 P.M.  
Where: Peoria City Council Chambers  
8401 W. Monroe St., Peoria, AZ 85345

**City Council Hearing:**

When: TBD at 6:00 P.M.  
Where: Peoria City Council Chambers  
8401 W. Monroe St., Peoria, AZ 85345

**Case No(s):** GPA25-02



June 9, 2025 at 7:41 AM  
+33.714849, -112.232456  
N 83rd Ave  
Peoria AZ 85383  
Exhibit 3  
United States

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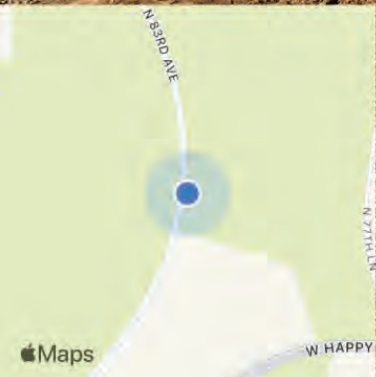
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+33.714849,-112.232456  
N 83rd Ave  
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United States