

Cibola Vista Multi-Family

WEST PINNACLE VISTA ROAD AND NORTH LAKE PLEASANT PARKWAY PEORIA, ARIZONA 85383



UNIT MIX & SQUARE FOOTAGES

PROPOSED OVERALL BUILDING GSF	
BUILDING A	
LEVEL 4	45,498
LEVEL 3	45,498
LEVEL 2	44,221
LEVEL 1	45,633
Subtotal	180,850
1 Building	180,850
BUILDING B	
LEVEL 3	19,738
LEVEL 2	19,738
LEVEL 1	19,738
Subtotal	59,214
2 Buildings	118,428
BUILDING C	
LEVEL 2	11,949
LEVEL 1	11,949
Subtotal	23,898
3 Buildings	71,694
TOTAL GSF	370,972

ZONING INFORMATION

Zoning	District	Use
Existing	PAD Resort Commercial 2	Equestrian trail head and corral for open space used by resort guests
Proposed	RM-1	Multi-Family
Zone Lot Size	743,693 GSF	17.07 Acres
Number of Dwelling Units	302 Units	
	12 Studios, 135 1-Bedrooms, 143 2-Bedrooms, 12 3-Bedrooms	
Max. Lot Coverage	Allowed 40%	Provided 12%
Building Height	Allowed 4 stories / 48'	Provided 4 stories / 48'
Site Density	Allowed 1.88 DU/AC - 23 DU	Provided 17.7 DU/AC = 302 DU
Building Setback	Required	Provided
Front	30'	32'-8" min; varies
Interior Side	20'	20'-1" min; varies
Street Side	30'	n/a
Rear	n/a	n/a
Landscape Buffer	Required	Provided
Street Frontage Area	20'	20'-0" min; varies
Landscape	Required 20% = 148,739 SF	Provided 26.7% = 198,690 SF
Parking and Loading	Required	Provided
Standard Stall Dimensions	9.5' x 20'	9.5' x 20'
	9.5' x 18' (see note)	9.5' x 18'
Parking Quantities	Required	Provided
Studio	1 stall / unit	12
1 Bedroom	1.5 stalls / unit	202.5
2 Bedroom	2 stalls / unit	286
3 Bedroom	2 stalls / unit	24
Guest Parking	1 stall / 10 units	30.2
TOTAL		555

LEGAL DESCRIPTION

APN NUMBER
201-40-315

BASIS OF BEARING
BASIS OF BEARING IS S89°58'33"E ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

SURVEYOR LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
A PORTION OF PARCEL 9A AND 9B OF THE MASTER FINAL PLAT FOR CIBOLA VISTA AS RECORDED IN BOOK 653 OF MAPS, PAGE 33, MARICOPA COUNTY RECORDS, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND 3 INCH CITY OF PEORIA BRASS CAP FLUSH ACCEPTED AS THE SOUTH QUARTER CORNER OF SAID SECTION 33 FROM WHICH A FOUND 2 INCH MARICOPA COUNTY ALUMINUM CAP ACCEPTED AS THE SOUTHEAST CORNER THEREOF BEARS SOUTH 89°58'33" EAST, 2657.35 FEET;
THENCE NORTH 00°10'29" EAST, 552.87 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33;
THENCE LEAVING SAID WEST LINE, SOUTH 89°49'31" EAST, 20.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 9B ALSO BEING THE POINT OF BEGINNING;
THENCE NORTH 00°10'29" EAST, 1335.19 FEET ALONG THE WEST LINE OF SAID PARCEL 9B TO THE NORTHWEST CORNER THEREOF ALSO BEING THE SOUTH LINE OF SAID PARCEL 9A;
THENCE NORTH 89°49'31" WEST, 20.00 FEET ALONG THE SOUTH LINE OF SAID PARCEL 9A TO THE SOUTHWEST CORNER OF SAID PARCEL 9A ALSO BEING THE WEST LINE OF SAID SOUTHEAST QUARTER;
THENCE NORTH 00°10'29" EAST, 164.43 FEET ALONG SAID WEST LINE, TO THE SOUTH RIGHT OF WAY LINE OF PINNACLE VISTA DRIVE AS SHOWN ON THE MASTER FINAL PLAT FOR CIBOLA VISTA, RECORDED IN BOOK 653 OF MAPS PAGE 33, MARICOPA COUNTY RECORDS ALSO BEING A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 540.00 FEET, THE CENTER OF WHICH BEARS NORTH 16°01'55" EAST;
THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY AND CURVE, THROUGH A CENTRAL ANGLE OF 76°41'10", AN ARC LENGTH OF 722.75 FEET TO A NON-TANGENT LINE;
THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 60°39'15" EAST, 297.23 FEET TO THE EAST LINE OF SAID PARCEL 9B;
THENCE THE FOLLOWING EIGHT (8) COURSES ALONG SAID EAST LINE:
THENCE SOUTH 00°02'36" WEST, 6.06 FEET;
THENCE SOUTH 27°52'54" WEST, 224.36 FEET;
THENCE SOUTH 20°03'15" WEST, 402.64 FEET;
THENCE SOUTH 25°12'31" WEST, 327.67 FEET;
THENCE SOUTH 44°17'42" WEST, 128.29 FEET;
THENCE SOUTH 17°53'54" WEST, 139.03 FEET;
THENCE SOUTH 39°29'12" WEST, 376.00 FEET;
THENCE LEAVING SAID EAST LINE, SOUTH 00°10'29" WEST, 141.54 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 9B;
THENCE SOUTH 56°03'34" WEST, 131.43 FEET ALONG THE SOUTH LINE OF SAID PARCEL 9B, TO THE POINT OF BEGINNING.

NOT FOR CONSTRUCTION

CASE NUMBER:
SP24-07

RELATED CASE:
GPA24-06
Z00-10A.6

SITE PLAN SUBMITTAL
08/20/2025

ORIGINAL ISSUE:
08/08/25

REVISIONS:
No. Description Date
04/04/2024 Site Plan Submittal
08/20/2024 Site Plan Resubmittal

2025-1648
PROJECT NUMBER

ESG DRAWN BY
ESG CHECKED BY

KEY PLAN

Cibola Vista Multi-Family

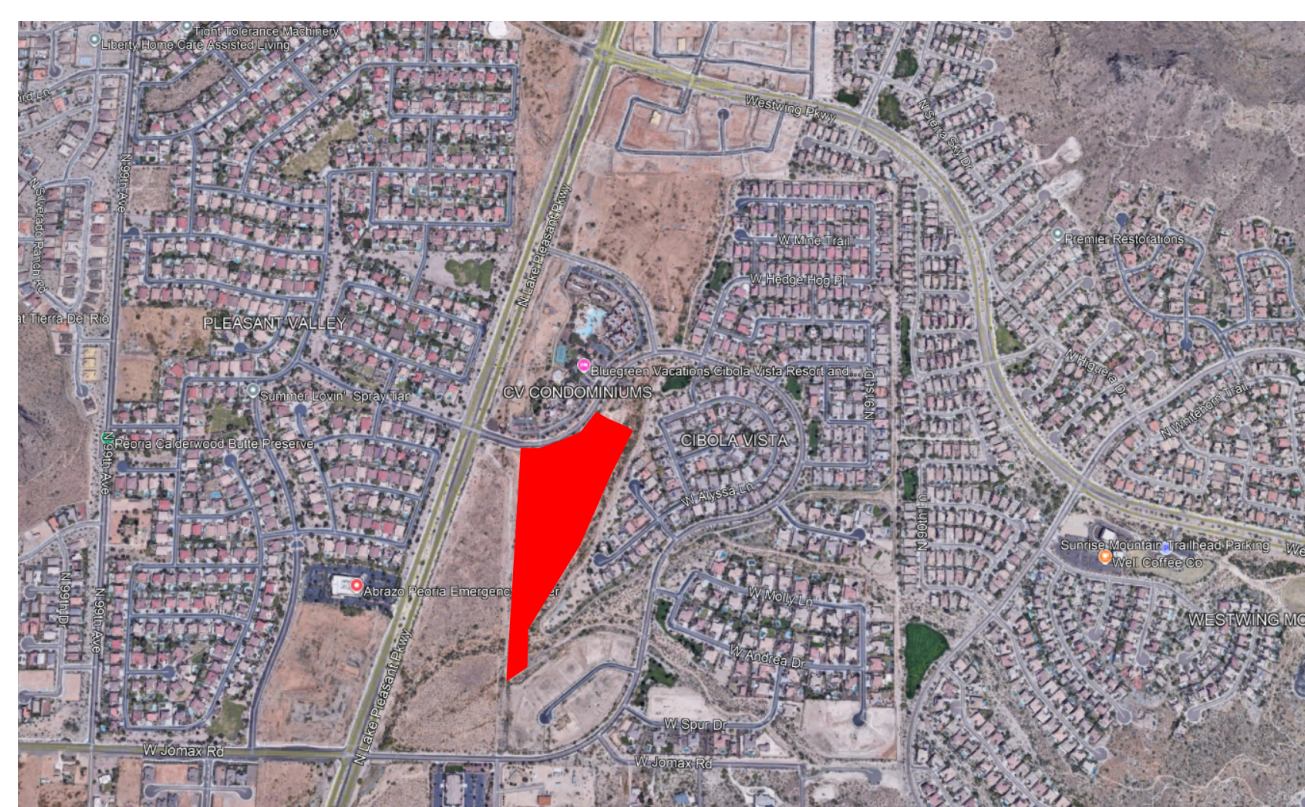
COVER SHEET

A-00

PROJECT LOCATION



Vicinity



Site Location

PROJECT TEAM

OWNER/DEVELOPER: OPUS DEVELOPMENT COMPANY, LLC
2555 E. CAMELBACK ROAD, SUITE 100
PHOENIX, AZ 85016
CONTACT:
KEVIN CURLEY
(602) 648-5066

ARCHITECT: ESG ARCHITECTURE & DESIGN
350 N 5TH STREET, SUITE 400
MINNEAPOLIS, MN 55401
CONTACT:
LAURA EDER
(612) 373-4697

CONTRACTOR: OPUS DESIGN BUILD, LLC
2555 E. CAMELBACK ROAD, SUITE 100
PHOENIX, AZ 85016
CONTACT:
BRIAN DAVIS
(602) 648-5082

CIVIL ENGINEER: COLLIER ENGINEERING & DESIGN
1830 N 95TH AVE, SUITE 110
PHOENIX, AZ 85037
CONTACT:
TED LUTHER
(602) 730-3832

LANDSCAPE ARCHITECT: STUDIO DPA
PO BOX 3489
GILBERT, AZ 85299
CONTACT:
TIM DAUGHERTY
(602) 568-6606

PROPOSED UNIT MIX AND TOTAL UNIT COUNT

UNIT SIZE (sqft)	COUNT					TOTAL
	813	747	1137	1275	1468	
	ALCOVE	JBR	2BRa	2BRb	1B1	
BUILDING A						
LEVEL 4	4	14	12	8	0	38
LEVEL 3	4	14	12	8	0	38
LEVEL 2	4	14	8	8	0	34
LEVEL 1	0	15	7	8	0	30
Subtotal	12	57	39	32	0	140
Parking	12	85.5	78	64	0	239.5
BUILDING B1						
LEVEL 3	0	9	4	2	2	17
LEVEL 2	0	9	4	2	2	17
LEVEL 1	0	9	4	2	2	17
Subtotal	0	27	12	6	4	52
Parking	0	40.5	24	12	12	88.5
BUILDING B2						
LEVEL 3	0	9	4	2	2	17
LEVEL 2	0	9	4	2	2	17
LEVEL 1	0	9	4	2	2	17
Subtotal	0	27	12	6	4	52
Parking	0	40.5	24	12	12	88.5
BUILDING C1						
LEVEL 2	0	4	2	4	0	10
LEVEL 1	0	4	2	4	0	10
Subtotal	0	8	4	8	0	20
Parking	0	12	8	16	0	36
BUILDING C2						
LEVEL 2	0	4	2	4	0	10
LEVEL 1	0	4	2	4	0	10
Subtotal	0	8	4	8	0	20
Parking	0	12	8	16	0	36
BUILDING C3						
LEVEL 2	0	4	2	4	0	10
LEVEL 1	0	4	2	4	0	10
Subtotal	0	8	4	8	0	20
Parking	0	12	8	16	0	36
TOTAL	12	135	75	68	12	302
	4%	40%	25%	23%	4%	100%
RSF	9,756	100,845	85,275	86,700	17,616	300,192
GSF (approx)						370,972
CARPPOITS						96
GARAGE UNITS - (12 x 20)						48
Total Covered Stalls						144
REQ'D PARKING RESIDENTIAL	12	202.5	150	136	24	524.5
REQ'D PARKING GUEST	1.2	13.5	7.0	6.8	1.2	35.5
REQUIRED PARKING TOTAL						560
PARKING PROVIDED						557

PROJECT NARRATIVE

The proposed residential apartment complex will consist of six thoughtfully designed wood-frame buildings featuring three distinct typologies ranging from two to four stories, arranged to enhance site circulation, natural light, and community interaction. The development includes surface parking, free-standing garages, and covered carports for ample vehicle storage. Building A will serve as the community hub, offering amenities such as a lobby, leasing office, fitness center, and club room across its first two floors to foster resident engagement. Cohesive architectural aesthetics with varied façades will create visual interest, while integrated landscaping and pedestrian pathways will promote walkability. Overall, the project aims to deliver high-quality housing that supports a diverse resident population and enriches the surrounding community.

