

Resort Residences at Cibola Vista

Citizen Participation Report

Case Nos. GPA24-06, Z00-10A.6

2nd Submittal: October 20205

1st Submittal: August 2025



WITHEY
MORRIS
BAUGH

Exhibit 8

1. Project Description

This Citizen Participation Report is for the approximately 17.07-acre property located 162 feet east of the southeast corner of Lake Pleasant Parkway and Pinnacle Vista Drive, Peoria, which is otherwise commonly known as Maricopa County Assessor's Parcel Numbers (APNs) 201-36-646C and 201-36-604 (the "Property"). See Site Aerial Map at **Tab 1**. The Property is also known as Parcel 9B of the Cibola Vista PAD (**Tab 2**).

As background, on March 15, 2024, formal planning applications were filed with the City of Peoria for approximately 12.43 acres of the overall Property, including a general plan amendment, rezoning and site plan application. These applications are proposed in order to provide a framework for development of the Property as a high-quality multi-family development which features meaningful building transitions and buffers. After hosting several neighborhood meetings and conducting individual outreach efforts with the community, the applicant, in response to neighbor feedback, initiated discussions with the Cibola Vista Resort & Spa property owner to expand the project area to include an additional 4.64 acres of Parcel 9 into the project boundary, in order to accommodate a new site layout that addresses concerns raised by neighbors and a more logical transition of the land use. This update is reflected in the second project submittal, filed on August 28, 2025.

2. Citizen Participation Plan Timeline and Elements

Enclosed at **Tab 3** are the noticing letters, notice lists and sign posting affidavits for the noticing that was provided below.

- **August 29, 2024:** Project notification / neighborhood meeting notice mailed to all property owners, homeowners' associations and interested parties within 600-feet of the subject site.
- **August 29, 2024:** Neighborhood meeting sign posted to subject site.
- **September 16, 2024:** 1st Required neighborhood meeting held at Sunset Heights Elementary School.
- **January 7, 2025:** Voluntary follow-up neighborhood meeting notice mailed to all applicable parties.
- **January 22, 2025:** 2nd Voluntary neighborhood meeting held at Sunset Heights Elementary School.
- **February 28, 2025:** 3rd Required neighborhood meeting notice mailed to all applicable parties.
- **March 11, 2025:** Neighborhood meeting cancellation notice mailed to applicable parties, due to conflicts with the School District's spring break and to ensure optimal participation.
- **March 26, 2025:** Neighborhood meeting sign updated with new neighborhood meeting date.
- **March 27, 2025:** 3rd Required neighborhood meeting notice re-mailed to all applicable parties with updated neighborhood meeting date.
- **April 14, 2025:** 3rd Required neighborhood meeting held at Sunset Heights Elementary School.

- **May 28, 2025:** Informal meeting hosted by Cibola Vista Estates residents to discuss the development.

3. Neighborhood Meeting Summaries

The applicant has held three (3) neighborhood meetings regarding the proposed development, as summarized below.

a. 1st Neighborhood Meeting – September 16, 2024

The first formal neighborhood meeting was held for the project on September 16, 2024. The meeting was scheduled to commence at 6:00pm, however a significant number of residents arrived earlier at 5:15pm. From 5:15pm to approximately 6:15pm, the applicant and development team was available for questions as attendees roamed and reviewed boards before formally commencing the meeting. According to the sign-in sheet for the meeting (**Tab 4**), there were approximately 82 attendees, comprised of primarily neighbors, at the initial neighborhood meeting. Members of the applicant and development team, as well as city staff also attended the meeting. Following the neighborhood ended well after 7:30pm, the applicant and development team were available to discuss the Project with interested parties in smaller groups, which lasted another approximately 30 minutes.

The applicant commenced the formal presentation by providing an introduction to the development team, followed by a discussion of the property characteristics, easement and physical encumbrances, and zoning background, highlighting that the Property was initially envisioned as a village type development back in the 1980’s—one which contemplated a level of multi-family development—and that the Cibola Vista Resort & Spa ownership has—as part of its long-term vision—has maintained ownership of the Cibola Vista core, west of the wash, for meaningful development opportunities. The applicant also discussed that the Property is permitted to develop with four-story timeshare resorts by-right, without any further entitlements. The applicant also discussed that—by pursuing this rezoning—there is an opportunity to have longer-term tenants, fewer units and superior site and building design compared to a timeshare resort development. The applicant further discussed the site and building design, highlighting the inspiration for the Santa Barbara-themed architecture, as well as building height transitions.

General questions were raised at this meeting regarding permitted uses under the current PAD C-2 Resort zoning; nature of tenancy; traffic control; unit sizes and rental rates; applicability of Section 8 profiles; school district capacity; traffic trip generation; water usage; property values and crime; security for the development; the area’s land use trends and processing; views and lines of sight; noticing requirements; and, noise impacts and mitigation. The applicant responded to these questions as summarized below.

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i. Existing Entitlements and Permitted Uses

An attendee raised a question regarding the existing zoning and what is permitted to be built today. The applicant advised that the existing PAD zoning is for underlying Resort C-2 Commercial, which can accommodate timeshares, among other uses. The applicant confirmed that the application request is to modify the ‘use’ type from transient timeshares to more permanent multi-family units, highlighting that the proposed project complies with permitted building heights that exist today at 48 feet.

ii. Nature of Tenancy

One of the questions raised was regarding the nature of the use and whether the multi-family units would be rental units. The applicant responded that the units will be rentals.

iii. Traffic Control and Growth

A neighbor raised concerns with existing traffic control in the area, noting that his wife had to be air transported to a hospital, and that the County is growing too fast. The applicant discussed that Peoria is now in a development stage that other parts of the Valley have already endured and highlighted that—while there are growing pains with transportation and other infrastructure, there are numerous examples of where communities have adapted well. It was further discussed that in order to receive additional community services and amenities, additional “rooftops” are necessary to drive demand, as has been historically repeated in areas of the Valley such as Ahwatukee, Chandler and prime locations in Scottsdale.

The applicant further discussed, as it relates to multi-family specifically, that there are locations in the Valley where multi-family coincides with single family communities and it works well (i.e. Biltmore and North Scottsdale).

iv. Unit Sizes and Rates

A question was asked regarding the anticipated unit counts and sizes. The applicant advised that the development would consist mostly of 1 and 2-bedroom units, ranging from approximately 700 to 750 square feet for a 1-bedroom unit; and, 1,100 square feet for a 2-bedroom unit.

The applicant addressed pricing, indicating that pricing at this time is difficult to estimate, as the project still needs to finish the entitlement phase, which could take nine months. By the time permitting is complete, the condition of the market may be completely different than it is now. The applicant noted that rent rates would be on the higher end of market rates, given the value and context of the land.

v. Section 8 Applicability

An attendee asked whether the project was planned as a Section 8 community. The applicant advised that the project is proposed as market rate luxury community with commensurate rent rates, and that it is modeled after high-end multi-family communities in Scottsdale (i.e. Grayhawk). The applicant also discussed that the community was designed for a demographic which desires a lock-and-leave lifestyle who do not want to have the maintenance responsibility of a traditional home, including retirees, empty nesters, and young professionals.

vi. School District Capacity

A concern was raised by several attendees regarding school district capacity for nearby area schools. The applicant confirmed that compared to single family communities, multi-family units do not generate the same levels of students per unit, and that the ratio is significantly less. The applicant noted that it met with the Deer Valley Unified School District to discuss the proposed development and that it was willing to work with the School District to help the school address existing capacity issues and the demand by this project.

vii. Trip Generation

Some neighbors raised questions regarding traffic generation and existing conditions in the area. The applicant discussed that a traffic study will need to be reviewed and approved by the City in order to proceed, and that coordination with the City is underway regarding traffic and any mitigation that may be necessary. That said, the applicant also noted that compared to the approved by-right resort development, the proposed project generates 56% less traffic. Additionally, the applicant discussed peak hour trips for the development, which are not anticipated to have a significant impact on surrounding area traffic patterns.

viii. Water Usage

An attendee which lives in a nearby Unincorporated Maricopa County area inquired about water availability and impacts to the County neighbors and the well systems. The applicant responded that the development will be served by the City of Peoria and not private wells.

ix. Property Values and Crime

One of the neighbors that attended the meeting proclaimed that the area is the epicenter of wealth in Peoria and expressed concerns that a multi-family development at the property could reduce area property values, citing areas of Surprise where apartment dwellers have visible toys and clutter on balconies. Further concerns

regarding the possible introduction of bus stops in the area and crime were raised if more transient populations (i.e. renters) move into the area. The applicant responded that the quality of the development will promote attracting quality renters and reiterated the demographic of the intended tenant. It was also discussed the community would be a gated community with professional management, which other nearby homes that are being rented do not have the benefit of. As a benefit of the community being professionally managed, the applicant advised that there is strict rental criteria that must be met prior to being approved for a lease, including background checks.

x. Security

A member of the community asked if the Project would be monitored by security. The applicant advised that security is not being contemplated, as that would be unusual with this caliber of development, but that it would be professionally managed and gated.

xi. Land Use Trends / Processing

Some attendees expressed a concern that if the proposed development were approved, it would open ‘flood gates’ for other similar projects into the area. The applicant reminded attendees that the Property is zoned for four-story timeshare uses today—and that the building height and transient nature of the resort uses is something that is acceptable today—which is a unique set of conditions that do not apply to other nearby properties. It was further noted that any such proposal will be required to go through the same process as this application, with public hearings and meetings. It was further noted that the proposed development features a high level of quality, including building stepbacks, setbacks and quality standards that should set a positive precedent for any other future development in the area.

xii. Views and Lines of Sight

Some attendees raised concerns regarding privacy and views onto their property. The applicant confirmed that the proposed site plan incorporates a step-down approach that helps mitigate these issues; and, that it would look at further limiting windows and balconies along the east perimeter of the development.

xiii. Noticing Requirements

A question was asked regarding the applicant’s noticing efforts. The applicant confirmed that it complied with the City’s requirements for noticing, including a sign and written notice, and that there would be additional opportunities for engagement.

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xiv. Noise Impacts and Mitigation

One of the meeting attendees expressed concerns with noise from potential parties, particularly due to Karaoke machines. The applicant advised that the Property would be under restrictions regarding noise to ensure a comfortable living environment not only for its tenants, but for the surrounding area—including the Cibola Vista Resort and Spa.

b. 2nd Neighborhood Meeting – January 22, 2025

A second voluntary and informal neighborhood meeting was held for the project on January 22, 2025. The meeting commenced at approximately 6:00pm and lasted until after 7:00pm. According to the sign-in sheet for the meeting (**Tab 5**), there were approximately 21 attendees, comprised of primarily neighbors, at the second neighborhood meeting. Members of the applicant and development team, as well as city staff also attended the meeting.

The applicant provided a similar presentation to the first neighborhood meeting to ensure that new interested parties had the benefit of the Project background and questions that were raised during the first meeting. The applicant also addressed proposed changes to the application that were made in response to community feedback from the first meeting, which included reconfiguring and relocating Building A further north, and restricting areas for balconies on Building A, as depicted in **Figure 1**.

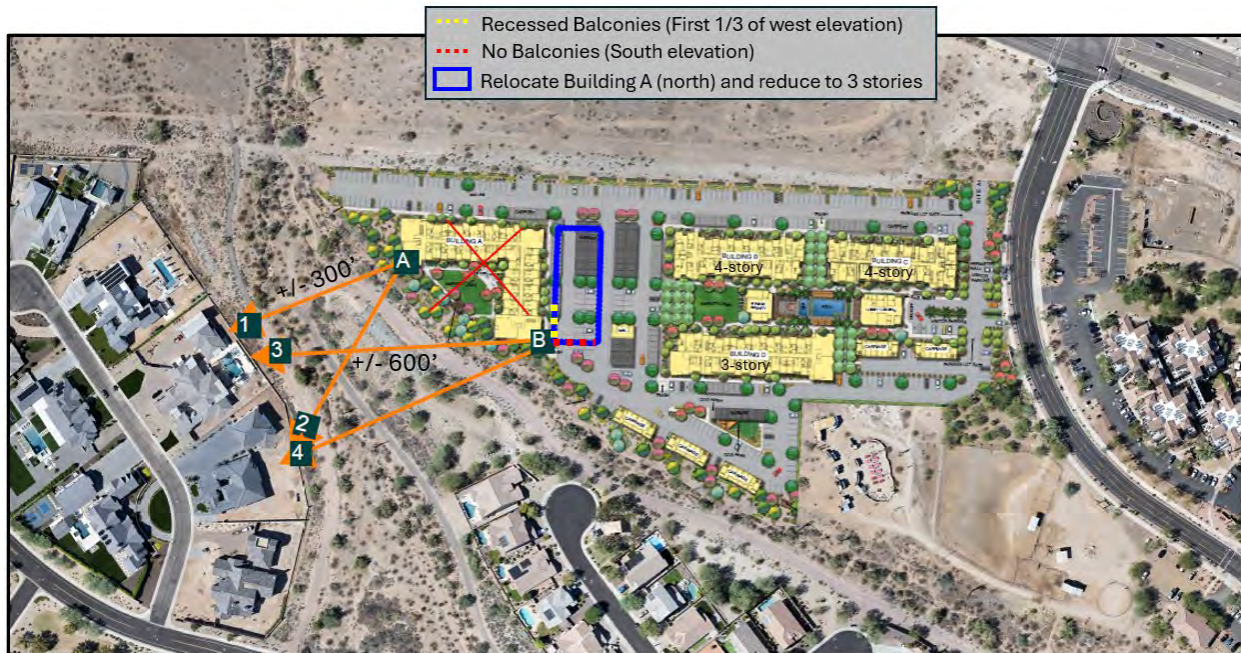


Figure 1: Site Plan Modifications Presented at 2nd Neighborhood Meeting

General questions were raised at this meeting regarding the General Plan designation for the Property; plans for the existing Cibola Vista Resort and Spa; trail maintenance; site security;

building height locations; and, parking and peak hour demands. The applicant responded to these questions as summarized below. Comments were also provided by attendees with compliments regarding the project architecture.

i. General Plan Designation

An attendee raised a question regarding the General Plan designation for the Property, noting that the designation is inconsistent with the existing C-2 Resort zoning. The applicant confirmed that the zoning for the Property predates the General Plan designation, which fails to acknowledge the significance of the entitlement that is in place for the Property today. The applicant described the land use context from west to east, noting that the Property is a transitional property to single family residential to the east.

ii. Plans for Existing Resort

An attendee requested clarification regarding the intent and plans for the Cibola Vista Resort and Spa and whether it would be converted to multi-family residential. The applicant responded that there are no plans to convert the resort to multi-family residential.

iii. Trail Maintenance

One of the attendees raised a question regarding trail access and maintenance. The applicant advised that the development team is open to a discussion regarding these items. Following the meeting, the applicant was in contact with leadership from the Cibola Vista Homeowners' Association and will continue a dialogue regarding trail maintenance.

iv. Site Security

An attendee raised a question regarding the security for the Property. The applicant confirmed that the community will be gated and that pedestrian access would be controlled via access gates.

v. Building Height and Privacy

A question was raised by an attendee regarding building heights and privacy for neighbors. The attendee discussed that there are already 3,500 multi-family units within range of Cibola Vista and that individual did not see additional units as necessary, noting concerns with child safety, decreased home values, and more. The attendee also noted that a community petition was previously organized to oppose transient (rental) units in the area due to perceived crime. The applicant responded with a reminder that currently, an even more transient product type is permitted by-right up to four (4) stories tall, with no additional approvals beyond site plan approval.

The applicant advised that—while a timeshare resort development may be pursued in theory—the team would rather work with the neighborhood on transitions, buffers and design to mitigate impacts of development on the community.

vi. **Parking and Management**

One of the attendees noted that they are a community manager for a multi-family community in the Valley. They requested confirmation regarding the anticipated community manager for the community, and additional information regarding parking ratios and demand. The applicant confirmed that the property manager will be a well-established and respected manager, such as Mark Taylor, which was well-received by the neighbor. The applicant further confirmed that the parking would meet the City’s requirements, and ultimately that it was in the applicants’ best interest to ensure a healthy parking ratio to ensure that tenants are maintained.

Once questions concluded, Councilmember Bullock made remarks regarding the entitlement process, highlighting the role of the City Council, Planning Commission and staff, and also encouraging the applicant and neighbors to work together to find common ground.

c. 3rd Neighborhood Meeting – April 14, 2025

A third required neighborhood meeting was held for the project on April 14, 2025. The meeting commenced at approximately 6:00pm and lasted until after 7:00pm. According to the sign-in sheet for the meeting (**Tab 6**), there were approximately 10 attendees, comprised of primarily neighbors, at the second neighborhood meeting. Members of the applicant and development team, as well as city staff also attended the meeting.

The applicant provided a similar presentation overview to the prior neighborhood meetings to ensure that new interested parties had the benefit of the Project background and questions that were raised during the initial meetings. The applicant also addressed proposed changes to the application that were made in response to community feedback from the initial meetings. The changes included:

1) Lower Building Heights Near Homes:

- **After Neighborhood Meeting #1:**
 - Reduced south 4-story building to 3-stories and shifted building north
- **After Neighborhood Meeting #2:**
 - Re-envisioned south boundary of site with 2-story townhomes
 - Incorporated Parcel 9B (3.1 acres) to the site and redesigned eastern edge with two-story buildings along new east boundary
 - Creates certainty
 - Reduces both visual and privacy concerns

2) Increased Buffers and Setbacks:

- Generous setbacks of **over 300 feet** preserved and maintained along east boundary
- **658 feet** separation created from the homes to the south to the nearest project building

- Lower-profile buildings (i.e. garages and townhomes) are planned within buffer areas, where possible
- 3) **Lower Heights in the Middle of the Site:** Four story building height reduced to three stories
 - 4) **Intentional Building Orientation:** Building orientations carefully planned to limit view impacts and maintain privacy
 - 5) **Proactive Land Acquisition:**
 - Parcel 9B now controlled by developer
 - Prevented the possibility of another developer placing a four-story hotel directly along the eastern boundary
 - Dedicated to providing two-story housing product within Parcel 9B, providing a long-term buffer for the neighborhood

Figure 2 represents the proposed modifications summarized above.



Figure 2: Site Plan Modifications Presented at 3rd Neighborhood Meeting

General questions were raised at this meeting regarding the additional project area plans and background for incorporation of it with the request; traffic; parking; opportunities for feedback; rental rates; selection of management companies; wash and trail access and maintenance. The applicant responded to these questions as summarized below.

i. Land Area Incorporation

Some attendees asked for clarification regarding the land area that was being contemplated to be incorporated into the request. The applicant confirmed that Bluegreen Vacations, a timeshare resort company, was under contract to purchase the portion of Parcel 9 that was not previously being pursued to be rezoned. However, after hearing community feedback and in order to be proactive, the developer recently got that land under control as a means to provide more certainty for neighbors to the east that multi-story buildings would not be built immediately adjacent to the property line;

instead, a respectful transition was proposed. There was a follow up question regarding whether the expanded site area includes the Cibola common area amenities, and the applicant confirmed it does not.

Another community member inquired about the additional land area and the applicants' degree of confidence that the plan was supportable. The applicant advised that the community plays a role in the process, and that the expansion area was a rare opportunity that resulted due to common long-term land ownership over both parcels, combined with a developers'

ii. Traffic

An attendee raised questions regarding traffic and mitigation. The applicant confirmed that the proposed use generates 56% less traffic than a timeshare resort, which is approved to be built today. Further, that development pays for development and any roadway improvements that were triggered by this application would be the applicants' responsibility.

iii. Parking

A question was raised regarding the sufficiency of parking on-site. The applicant responded that it is in ownerships' best interest to provide sufficient parking is provided for tenants and their guests to avoid leasing issues. The applicant also confirmed that, by way of any lease agreement, the applicant can also provide occupancy limits.

iv. Feedback Opportunities

One of the attendees inquired about opportunities for feedback by the community and whether community feedback matters. The applicant confirmed that the rezoning process is a collaborative effort which involves input from city staff, neighbors and the City Council. The applicant advised that the development team is aware of sensitivities surrounding building height and proximity, and that those are items that will need to be solved for moving forward. It was further discussed that while planning is about site planning (rather than ownership vs. rentals), there are already rentals in the area and this development will have onerous criteria to qualify for a lease at the development. The applicant also discussed that good and bad examples of multi-family communities can be found, but that ultimately, ownership cares about this development because it has a direct impact on other parcels—including Cibola Vista Resort & Spa, and thus careful planning has gone into project planning. The applicant noted that it will continue to work with the community on aspects of the plan.

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v. Rental Rates

An attendee asked about rent rates and what the going rate would be to live at the proposed development. The applicant confirmed that—while market factors impact rates—the average unit would likely lease in the \$2,500 price range.

vi. Management Company

A question was raised regarding the management of the community. The applicant confirmed that the property manager will be a well-established and respected manager, such as Mark Taylor.

vii. Wash and Trail Access and Maintenance

A community member was interested in learning more about wash and trail maintenance, highlighting that residents of the community will likely use the existing facilities. The applicant confirmed that further dialogue is welcome regarding the Property's proportionate impact and possible contributions to trail maintenance.

Following the neighborhood meeting, three (3) nearby residents reached out to the applicant team. One of the residents was appreciative toward the applicant for working with the community and asked that the applicant further work out an agreement regarding trail usage with the Cibola HOA. Another resident similarly expressed appreciation for the applicant's steps to ensure the community stays happy and healthy, and made some suggestions regarding limiting building heights along the east perimeter of the community and providing view fencing along the wash. The last resident also made suggestions to limit building height in the expansion area to two (2) stories, and requested further information regarding the developer. The third submittal for this project reflects this feedback.

4. Notification Lists

In accordance with City requirements, neighborhood meeting notices were distributed to all property owners and homeowners associations (HOAs) within a 600-foot radius of the subject property.

In addition to the required notifications, the applicant has maintained a project interest list that includes individuals who attended neighborhood meetings and provided contact information. These interested parties have been incorporated into the applicant's extended mailing list to ensure continued communication and transparency. This additional list is incorporated into **Tab 3**.

5. Updates on Citizen Participation Efforts

The applicant intends to continue to work closely with city staff and neighbors during the processing of this application. The applicant has conducted several one-on-one meetings with

identified stakeholders; and, on May 28, 2025, the applicant was invited to attend a smaller community-hosted meeting with property owners within Cibola Vista Parcel 1A to discuss project plans and next steps. As part of the direct feedback that was received from this meeting, the applicant further refined the proposed site plan to respond to neighbor concerns. As shown on **Figure 3**, the site plan has been revised to (i) preclude development of buildings within the south portion of the Property; (ii) provide over 650 feet of separation from the residential to the south to the nearest project structure; (iii) limit buildings within the expansion area to two stories to include villas; and, reallocate density to the northwest portion of the site.

The applicant will continue to make progress on project plans while simultaneously working with interested property owners.



Figure 3: Site Plan Modifications Reflecting Community-Based Feedback

6. Project Support

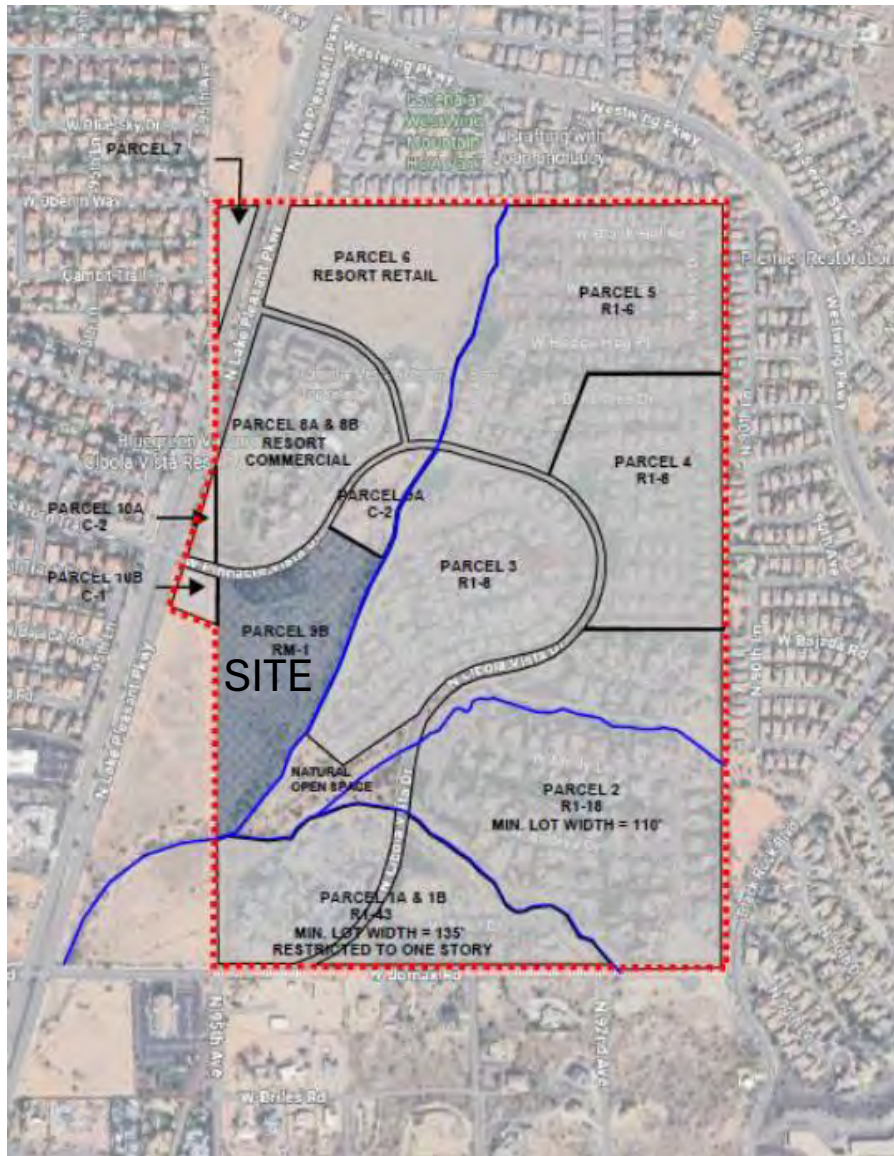
Throughout October 2025, Roosevelt Strategy Group, a project consultant, led a proactive community outreach effort to engage residents surrounding the proposed Resort Residences at Cibola Vista. The goal was to ensure that local input continued to guide the evolution of the project as it moves through the City of Peoria’s formal review process. As of October 26, 2025, the team has collected 152 resident letters of support, demonstrating growing community understanding and confidence in the project’s alignment with neighborhood priorities. Attached at **Tab 7** is a summary of the outreach efforts, materials used, and support letters received.

Tab 1



Site Aerial Map

Tab 2



Parcel No.	Land Use	Acreage (acre)	Total Units	Dwelling Units/Acre	% of Total Acreage
1a & 1b	Single Family (R1-43)	26.18	20	1.0 du/ac	10.7%
2	Single Family (R1-18)	50.53	58	1.1 du/ac	20.7 %
3 & 4	Single Family (R1- 8)	56.00	140	3.5 du/ac	22.9%
5	Single Family (R1-6)	35.82	131	3.7 du/ac	14.7%
6 & 7	Retail Commercial (C-2)	17.60		N/A	7.2%
8a, 8b	Resort Commercial (C-2)	18.70	N/A	N/A	7.7%
9a		2.23			0.9%
9b	Resort Multi-Family (RM-1)	17.07	302	17.7 du/ac	7%
10A	Resort Commercial (C-2)	1.42	N/A	N/A	0.6%
10B	Office Commercial (C-1)	1.06	N/A	N/A	0.4%
Lake Pleasant Parkway		17.55			7.2%

Proposed Zoning Map

Tab 3



**WITHEY
MORRIS
BAUGH**

August 29, 2024

To nearby property owner, homeowners' association, or interested parties:

You are invited to attend a neighborhood meeting regarding a **General Plan Amendment and Major PAD Amendment** application (**Case #GPA24-06 and Z00-10A.6**) submitted to the City of Peoria. The meeting will be hosted by the applicant, **Withey Morris Baugh, PLC**, on behalf of **Cibola Vista Resort & Spa**.

Neighborhood Meeting Date:	Monday, September 16, 2024
Time:	6:00pm
Meeting Location:	9687 W Adam Ave, Peoria, AZ 85382 Sunset Heights Elementary School Art Room – From parking lot off Adam Avenue enter east gate, proceed through glass doors on the left, turn right, and enter through double doors. The Art room is the first room on the right (follow open house signs).

Project Description:

Location	East of the SEC Lake Pleasant Pkwy & Pinnacle Vista Dr, 27501 N Lake Pleasant Pkwy, a portion of APN's 201-36-646C and -604. See Project location Map on the back of this invitation.
Minor GPA Request: GPA24-05	Minor General Plan Amendment from Traditional Residential (2-5 du/ac) to Urban Residential (12+ du/ac) to allow for a multi-family development with approximately 21.5 dwelling units per acre
Major PAD Rezoning Request: Z00-10a.6	Major Planned Area Development (PAD) Amendment approximately 12.5 acres of the approximately 242-acre Cibola Vista PAD to revise the land use plan from Resort Commercial C-2 to Multi-Family residential for a portion of Parcel 9. The proposed development is a high-quality 256-unit multi-family residential community with resort-style amenities and a maximum building height of 45 feet.
Applicant Contact	Withey Morris Baugh, PLC – Stephanie Watney 602-230-0600, stephanie@wmbattorneys.com
Assigned City Reviewer	Sarah Dircks, Senior Planner 623-773-7514, sarah.dircks@peoriaaz.gov

For additional information pertaining to the proposed General Plan Amendment and Major PAD Amendment, or the upcoming meeting, please reach out to Stephanie Watney, AICP, by phone (602-230-0600) or email (stephanie@wmbattorneys.com). For general information, or to provide written support or opposition to the pending application submitted to the City of Peoria you may also contact the assigned reviewer Sarah Dircks, MCP, AICP, Senior Planner, by email (sarah.dircks@peoriaaz.gov) or by phone (623-773-7514).

Sincerely,

Stephanie Watney, AICP
Withey Morris Baugh, PLC
602-230-0600 | stephanie@wmbattorneys.com

Exhibit 8

AAA IP-19 LLC/RAEES INVESTMENTS LLC

ADAMS JAMES T/JESSICA M

ARMSTRONG JACK P/NATASHA M

BAKER DARRIN S/GINA R

BARELA RONNIE/BOBBI

BARRETT FAMILY CABIN LLC

BATSELL JAMIE C

BOGOJE WILLIAM

BOWEN JEREMY/DARCEE

BRYANT JOSEPH/LAUREN A

BUCKLER FAMILY TRUST

CHANDRAN ABHILASH/SUDEVAN
DIANA PALLATHERI

CHENG JIA-HUA/CHEN POLLY

CHINIVAR BASANTH/JAYAPPA RASHMI

CHRISTENSEN DEBRA J TR

CHURCH OF JESUS CHRIST
NO ADDRESS PROVIDED
SALT LAKE CITY, UT 84150

CIBOLA VISTA COMMUNITY ASSOC

CIBOLA VISTA COMMUNITY
ASSOCIATION
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PHOENIX, AZ 85040

CIBOLA VISTA RESORT & SPA LLC
4960 CONFERENCE WY N STE 100
BOCA RATON, FL 33431

CIBOLA VISTA RESORT & SPA LLC

CIBOLA VISTA RESORT & SPA LLC
27501 N LAKE PLEASANT PKWY
PEORIA, AZ 85383

CIBOLA VISTA RESORT & SPA LLC
3838 N CENTRAL AVE STE 1010
PHOENIX, AZ 85012

CIBOLA VISTA RESORT & SPA LLC

CLARK THOMAS A/AMANDA E

CLEMENS TODD/KAREN

COLOMA FRANKLIN T JR/GO-COLOMA
RHEA J

DERRICK REVOCABLE LIVING TRUST

DIAZ GEORGE E/SUZETTE M

DOYLE EDWARD P/TRACI D

EASTERWOOD LE-EDWARD J/MELANIE
M

EILEEN EMBER REVOCABLE TRUST



FARMER-WISBY LIVING TRUST



FARR GREGORY/JENNIFER



FITZKE SCOTT F/JEANETTE M



FULLER GERALD



GARCIA ASMAHAN A/JOSE L



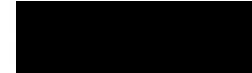
GARROD CANDICE JEAN/TANNER CAMERON



GOMEZ RAUL/MELISSA A



GOZ GERALD M/SUSAN



GREGORY T AND KAREN S MORRIS FAMILY TRUST



GRIFFITH JULIE L



GUZMAN MARTIN/KEDRIN



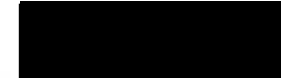
HARTMAN FAMILY TRUST



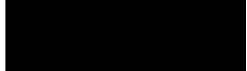
HENJUM FAMILY TRUST



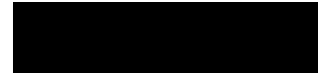
HILL JONATHAN



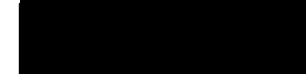
HOOVER MATTHEW/MELISSA



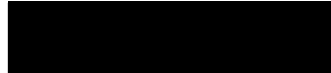
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JONES JOLANDA



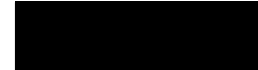
KAFOUROS MARK



KALE NISCHALA/KHAMMAMMETTU MODHA K



KEEFNER JEFFREY D/CHRISTINE



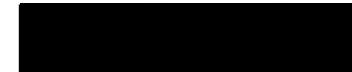
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KLAPHAKE KIEL/CASSANDRA



KRAMER JON BRADFORD/JODY KAY



KREZMER JOHN



L W F METAL WORKS INC



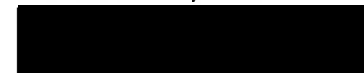
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LAMOTTE AUSTIN JAMES/REBECCA JEAN



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LINDA KAE VAN VELSAN TRUST



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M KHASHAYAR FAMILY TRUST



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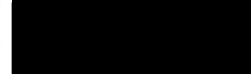
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PO BOX 4171
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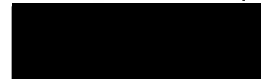
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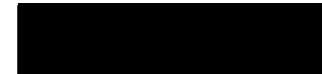
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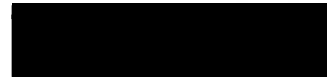
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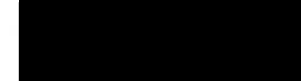
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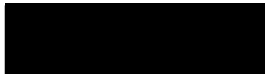
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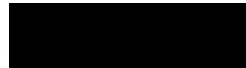
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ZINICI EMANUEL/MARIANA



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Phoenix, AZ 85040

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PLANNING AND ZONING AFFIDAVIT OF NOTIFICATION

Date 08/29/24 Case Number: GPA24-06, Z00-10A.6

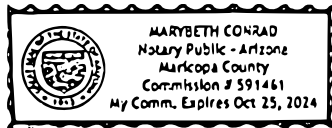
Location of Property

SEC Lake Pleasant Pkwy and Pinnacle Vista Dr

Sign Company Name Dynamite Signs, Inc.

I, Meghan Liggett certify that the site has been posted on 08/29/24 as indicated by the project manager for the case listed above.

Applicant/Representative Signature _____

The foregoing instrument was acknowledged before me on 08/29/24



Notary Public 10-25-24
My Commission Expires

Return completed notarized affidavit AND photographic evidence of site posting to the Community Development **at least 15 days prior** to the hearing body date.

9875 N. 85th Ave., Development and Community Services Building
Peoria, AZ 85345
623-773-7200

City of Peoria Public Notice

Request (1): Minor General Plan Amendment from Traditional Residential (2-5 du/ac) to Urban Residential (12+ du/ac)

Request (2): Planned Area Development (PAD) Amendment to the Cibola Vista PAD for a Portion of Parcel 9 from Resort Commercial C-2 to Multi-family Residential.

Project Location: East of the Southeast Corner of Lake Pleasant Parkway and Pinnacle Vista Drive

Project Size: 12.43 acres

Proposed Use: Multi-family Residential

Application Contact:

Withey Morris Baugh, PLC – Stephanie Watney
602-230-0600
stephanie@wmbattorneys.com

City Contact:

Planning and Community Development
623-773-7200
www.peoriaaz.gov/planning
planning@peoriaaz.gov



Neighborhood Meeting:

When: September 16, 2024 at 6:00 P.M.
Where: 9687 W Adam Ave, Peoria, AZ 85382
Sunset Heights Elementary School (Art Room)

Planning & Zoning Commission Hearing:

When: TBD
Where: Peoria City Council Chambers, 8401 W Monroe St.

City Council Hearing:

When: TBD
Where: Peoria City Council Chambers, 8401 W Monroe St.

Case No(s): GPA24-06, Z00-10A.6



August 29, 2024 at 10:02 AM
+33.730610.-112.263516
W Pinnacle Vista Dr
Peoria AZ 85383
United States

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August 29, 2024 at 10:02 AM
+33-730640-112 263516
W Pinnacle Vista Dr
Peoria, AZ 85383
United States

January 7, 2025

Re: Voluntary and Informal Follow-up Neighborhood Meeting Notification for the Resort Residences at Cibola Vista (Case Nos. GPA24-06 and Z00-10A.61)

Dear Property Owner or Neighborhood Association Representative:

As you may recall from our previous correspondence, our office represents Cibola Vista Resort & Spa regarding the proposed Resort Residences at Cibola Vista, generally located east of the southeast corner of Lake Pleasant Parkway and Pinnacle Vista Drive (the “Property”), just south of the existing Cibola Vista Resort & Spa. The Property is approximately 12.5 acres in size and it consists of an irregular geometry with several easement encumbrances including a 75-foot-wide drainage easement which runs along the east boundary of the Property; and, a 30-to-60-foot-wide natural gas easement which runs along the west property boundary. The existing zoning for the Property is Planned Area Development for underlying Resort Commercial (C-2) land uses.

This property, although currently vacant, already has zoning approval from 2005 that allows the construction of large buildings, including hotels, up to four (4) stories high or 48 feet tall. However, considering other vacant parcels within the Cibola Vista PAD area, including one that is contiguous to the existing resort, additional resort facilities are not contemplated at the Property. Instead, combined with the growing need for additional high-quality living opportunities in the area—which is being driven by new high-tech manufacturing employers and their suppliers locating within and proximate to North Peoria—ownership seeks to transition this small portion of the Cibola PAD to allow a 265-unit luxury multi-family residential use at the Property.

This proposal not only maintains the envisioned scale and quality that is already approved for the Property, but it does so in a manner which supports the existing resort; and more importantly, incorporates a context-sensitive approach through the use of building step-downs and buffers. The proposed development will also include ample high-quality amenities commensurate with the expectation of a luxury community, including: a resort style swimming pool, state of the art fitness center, fire pits & seating, equipped BBQ areas, amenity lawn, dog park and wash, and more.

As you may be aware, a companion general plan amendment and rezoning application has been filed with the City of Peoria as follows:

Request	<p>Request (1): Minor General Plan Amendment from Traditional Residential (2-5 du/ac) to Urban Residential (12+ du/ac)</p> <p>Request (2): Major Planned Area Development (PAD) Amendment to the Cibola Vista PAD for a portion of Parcel 9 from Resort Commercial C-2 to multi-family residential.</p>
Description:	<p>A Major PAD Amendment is requested to the Cibola Vista PAD to revise the land use plan from Resort Commercial C-2 to Multi-family residential for a portion of Parcel 9. The proposed development is a high-quality 265-unit multi-family residential community (21.5 du/ac), with resort-style amenities and a maximum building height of 48 feet.</p>

Since our initial neighborhood meeting in September, we have been updating our plans to include staff's feedback and research additional questions that were presented at our meeting. While you may have participated in the first meeting, we want to provide additional opportunities to learn more about our plans and timing.

We will be planning a series of informal and voluntary follow-up neighborhood meetings, the first of which will be held as follows:

Neighborhood Meeting Date:	Wednesday, January 22, 2025
Time:	6:00pm to 7:00pm
Meeting Location:	9687 W Adam Ave, Peoria, AZ 85382 Sunset Heights Elementary School Gymnasium

If you have any questions regarding the above or the upcoming meeting, please feel free to contact me by phone (602-230-0600) or email (stephanie@wmbattorneys.com). You may also contact Sarah Dircks, MCP, AICP, Senior Planner with the City of Peoria. Ms. Dircks may be reached by email (sarah.dircks@peoriaaz.gov) or by phone (623-773-7514).

Thank you for your courtesy and consideration.

Sincerely,
WITHEY MORRIS BAUGH P.L.C.



Stephanie Watney, AICP
Land Use Planner

Encl: Site Aerial Map, Conceptual Site Plan



Site Aerial Map



WITHEY
MORRIS
BAUGH

<https://www.wmbattorneys.com/>

Exhibit 8



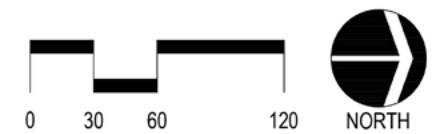


Exhibit 8

Cibola Vista Resort and Spa - Prospective Master Plan
Peoria, AZ

Cibola South Concept Site Plan

AAA IP-19 LLC/RAEES INVESTMENTS LLC



ADAMS JAMES T/JESSICA M



ARMSTRONG JACK P/NATASHA M



BAKER DARRIN S/GINA R



BARELA RONNIE/BOBBI



BARRETT FAMILY CABIN LLC



BATSELL JAMIE C



BOGOJE WILLIAM



BOWEN JEREMY/DARCEE



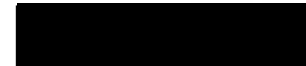
BRYANT JOSEPH/LAUREN A



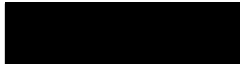
BUCKLER FAMILY TRUST



CHANDRAN ABHILASH/SUDEVAN DIANA
PALLATHERI



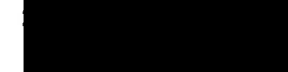
CHENG JIA-HUA/CHEN POLLY



CHINIVAR BASANTH/JAYAPPA RASHMI



CHRISTENSEN DEBRA J TR



CHURCH OF JESUS CHRIST
NO ADDRESS PROVIDED
SALT LAKE CITY, UT 84150

CIBOLA VISTA COMMUNITY ASSOC
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

CIBOLA VISTA COMMUNITY
ASSOCIATION
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

CIBOLA VISTA RESORT & SPA LLC
4960 CONFERENCE WY N STE 100
BOCA RATON, FL 33431

CIBOLA VISTA RESORT & SPA LLC
15150 N HAYDEN RD STE 210
SCOTTSDALE, AZ 85260

CIBOLA VISTA RESORT & SPA LLC
27501 N LAKE PLEASANT PKWY
PEORIA, AZ 85383

CIBOLA VISTA RESORT & SPA LLC
3838 N CENTRAL AVE STE 1010
PHOENIX, AZ 85012

CLARK THOMAS A/AMANDA E



CLEMENS TODD/KAREN



COLOMA FRANKLIN T JR/GO-COLOMA
RHEA J



DERRICK REVOCABLE LIVING TRUST



DIAZ GEORGE E/SUZETTE M



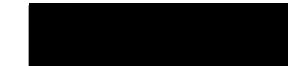
DOYLE EDWARD P/TRACI D



EASTERWOOD LE-EDWARD J/MELANIE M



EILEEN EMBER REVOCABLE TRUST



FARMER-WISBY LIVING TRUST



FARR GREGORY/JENNIFER



FITZKE SCOTT F/JEANETTE M



FULLER GERALD



GARCIA ASMAHAN A/JOSE L



GARROD CANDICE JEAN/TANNER CAMERON



GOMEZ RAUL/MELISSA A



GOZ GERALD M/SUSAN



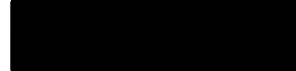
GREGORY T AND KAREN S MORRIS FAMILY TRUST



GRIFFITH JULIE L



GUZMAN MARTIN/KEDRIN



HARTMAN FAMILY TRUST



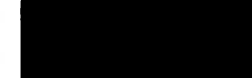
HENJUM FAMILY TRUST



HILL JONATHAN



HOOVER MATTHEW/MELISSA



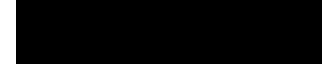
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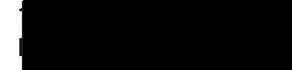
JONES JOLANDA



KAFOUROS MARK



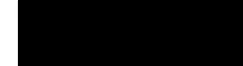
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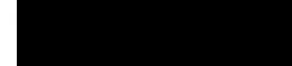
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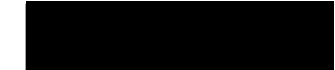
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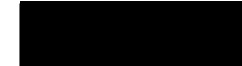
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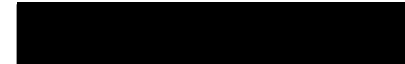
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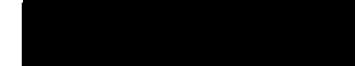
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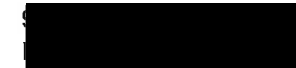
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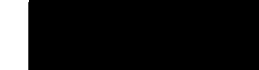
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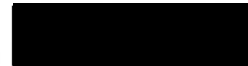
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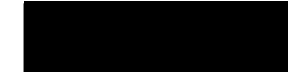
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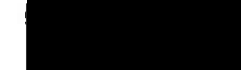
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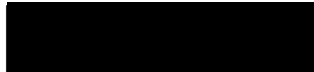
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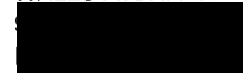
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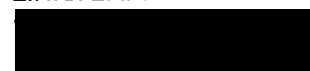
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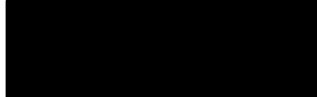
Susan Leber



Jeremy & Darcie Bowen



Dave & Jill Fuller



Matt Hoover



Eiron Moore



James Barlow



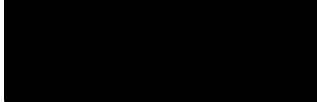
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Jeannine McDonald



Russ & Luci Moore



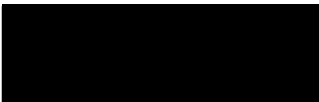
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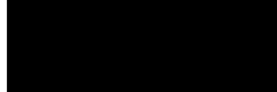
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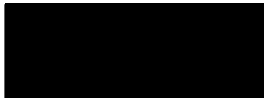
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Randy ShackelFord



Ken & Mary Henderson



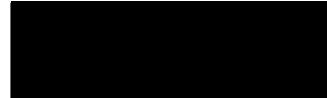
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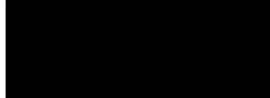
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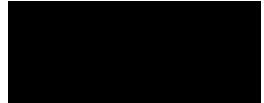
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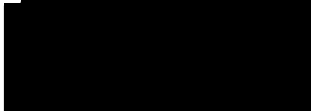
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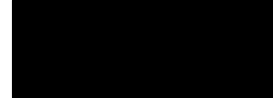
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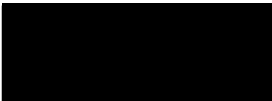
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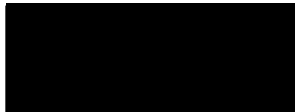
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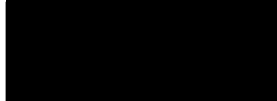
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Doug Ward



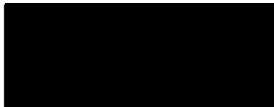
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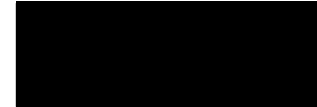
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Richard Kunisk



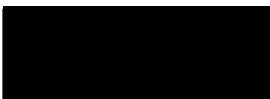
E. Nicole Stock



S. Brigg

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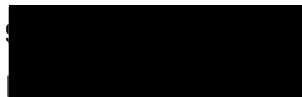
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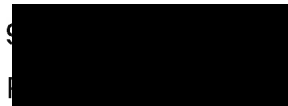
Yvonne & Luis Carrillo



Scott Miller



Tracy Kopp



Shaun Stief



Rochelle Fahey



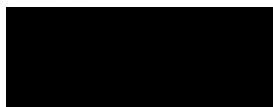
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Kathie Koppes



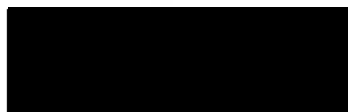
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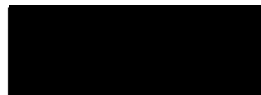
Trisha Taylor



Iobob Mayola



Betty Osborne



Don LoDico



Alex Groneman



B. Slater



Debra & James Davis



George Diaz



Marshall Hall



Dale & Ruby Schautz



Beau Taylor



Robert & Gail Buckler



Kim Garrett



Sonya Kravetz



Monica & Kevin Boontjer



D Jehorek



Vitaliy Chetverikov



Tammy Oneal



Sarah Dircks
sarah.dircks@peoriaaz.com

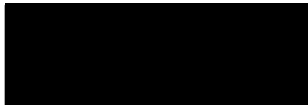
Heather Updike



Jeff Updike



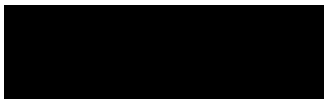
Jeff Farr



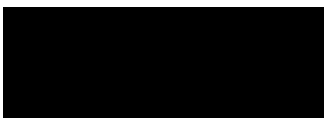
Cody Gleason

9875 N 85th Ave
Peoria, AZ 85345

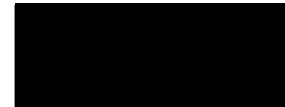
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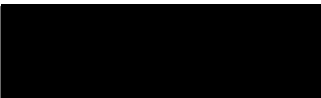
Gloria Wirths



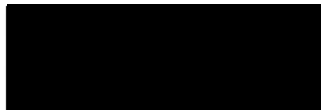
Phil S



Mattie Moore



Marty Guzman



February 28, 2025

Re: Follow-up Neighborhood Meeting Notification for the Resort Residences at Cibola Vista (Case Nos. GPA24-06 and Z00-10A.6)

Dear Property Owner or Neighborhood Association Representative:

As you may recall from our previous correspondence, our office represents Cibola Vista Resort & Spa regarding the proposed Resort Residences at Cibola Vista, generally located east of the southeast corner of Lake Pleasant Parkway and Pinnacle Vista Drive (the “Property”), just south of the existing Cibola Vista Resort & Spa. The Property is approximately 12.5 acres in size and it consists of an irregular geometry with several easement encumbrances including a 75-foot-wide drainage easement which runs along the east boundary of the Property; and, a 30-to-60-foot-wide natural gas easement which runs along the west property boundary. The existing zoning for the Property is Planned Area Development for underlying Resort Commercial (C-2) land uses with approved building heights up to four (4) stories and 48 feet tall.

If you recall from our prior letters, the Cibola Vista Resort & Spa seeks to transition the Property, a small portion of the overall Cibola PAD, to allow a luxury 265-unit multi-family residential community to be developed at the Property. This proposal not only maintains the envisioned scale and quality that is already approved for the Property, but it does so in a manner which supports the existing resort; and more importantly, incorporates a context-sensitive approach through the use of building step-downs and buffers. The proposed development will feature ample high-quality amenities commensurate with the expectation of a luxury community, including: a resort style swimming pool, state of the art fitness center, fire pits & seating, equipped BBQ areas, amenity lawn, dog park and wash, and more.

The specifics of our companion general plan amendment and rezoning application, on file with the City of Peoria, are as follows:

Request	<p>Request (1): Minor General Plan Amendment from Traditional Residential (2-5 du/ac) to Urban Residential (12+ du/ac)</p> <p>Request (2): Major Planned Area Development (PAD) Amendment to the Cibola Vista PAD for a portion of Parcel 9 from Resort Commercial C-2 to multi-family residential.</p>
Description:	<p>A Major PAD Amendment is requested to the Cibola Vista PAD to revise the land use plan from Resort Commercial C-2 to Multi-family residential for a portion of Parcel 9. The proposed development is a high-quality 265-unit multi-family residential community (21.5 du/ac), with resort-style amenities and a maximum building height of 48 feet.</p>

Since our initial neighborhood meeting in September 2024, and an informal follow-up meeting with the community last month, we have been updating our plans to address some of the community and city feedback from our meetings. We have planned a follow-up neighborhood meeting to share potential plan updates, as follows:

Neighborhood Meeting Date:	Wednesday, March 18, 2025
Time:	6:30pm to 7:30pm
Meeting Location:	9687 W Adam Ave, Peoria, AZ 85382 Sunset Heights Elementary School Cafeteria

If you have any questions regarding the above or the upcoming meeting, please feel free to contact me by phone (602-230-0600) or email (stephanie@wmbattorneys.com). You may also contact Sarah Dircks, MCP, AICP, Senior Planner with the City of Peoria. Ms. Dircks may be reached by email (sarah.dircks@peoriaaz.gov) or by phone (623-773-7514).

Thank you for your courtesy and consideration.

Sincerely,
WITHEY MORRIS BAUGH P.L.C.



Stephanie Watney, AICP
Land Use Planner

Encl: Site Aerial Map

Site Data

Location: East of the SEC Lake Pleasant
Pkwy & Pinnacle Vista Dr
Acreage: 12.43



Site Aerial Map



WITHEY
MORRIS
BAUGH

<https://www.wmbattorneys.com/>

Exhibit 8





The Resort Residences at Cibola Vista (Case Nos. GPA24-06 and Z00-10A.6)

Neighborhood Meeting Cancellation

Please be advised that the third neighborhood meeting for the above case, originally scheduled for March 18, 2025 at 6:00 p.m., has been **cancelled**. We recently learned that the school district will be on spring break, a time when many families may be traveling or unavailable. To ensure everyone has the opportunity to participate, we will be rescheduling the meeting for a later date.

We appreciate your understanding and will provide updated meeting details in the coming weeks.

If you have questions about this case or the above, please contact Stephanie Watney, AICP (stephanie@wmbattorneys.com) or (602.230.0600).



2525 E. Arizona Biltmore Cir.
Suite A-212
Phoenix, AZ 85016

FIRST-CLASS



US POSTAGETM PITNEY BOWES



ZIP 85016 \$ 000.56⁰
02 7H
0006123996 MAR 11 2025





March 27, 2025

Re: Follow-up Neighborhood Meeting Notification for the Resort Residences at Cibola Vista (Case Nos. GPA24-06 and Z00-10A.6)

Dear Property Owner or Neighborhood Association Representative:

Cibola Vista Resort & Spa has filed planning applications with the City of Peoria to provide a framework for development of the property located east of the southeast corner of Lake Pleasant Parkway and Pinnacle Vista Drive (the “Property”) as a luxury 265-unit multi-family residential community. The Property comprises a small portion of the overall Cibola PAD. The specifics of our companion general plan amendment and rezoning application, on file with the City of Peoria, are as follows:

Request	Request (1): Minor General Plan Amendment from Traditional Residential (2-5 du/ac) to Urban Residential (12+ du/ac) Request (2): Major Planned Area Development (PAD) Amendment to the Cibola Vista PAD for a portion of Parcel 9 from Resort Commercial C-2 to multi-family residential.
Description:	A Major PAD Amendment is requested to the Cibola Vista PAD to revise the land use plan from Resort Commercial C-2 to Multi-family residential for a portion of Parcel 9. The proposed development is a high-quality 265-unit multi-family residential community (21.5 du/ac), with resort-style amenities and a maximum building height of 48 feet.

As part of the entitlement process, our office was required to conduct a neighborhood meeting between the 1st and 2nd review of our application. Since hosting our required initial neighborhood meeting in September 2024, and a nonobligatory informal follow-up meeting with the community in January 2025, we have been updating our plans to address some of the community and city feedback from our meetings. Although another neighborhood meeting is not required by the City, we are hosting an additional follow-up neighborhood meeting to share potential plan updates and continue a dialogue with the community. All interested parties are welcome to join:

Neighborhood Meeting Date:	April 14, 2025
Time:	6:30pm to 7:30pm
Meeting Location:	9687 W Adam Ave, Peoria, AZ 85382 Sunset Heights Elementary School Gymnasium

Public hearings have not yet been scheduled for this request. Before any action is taken on this case, public hearings will be scheduled before the Planning and Zoning Commission and City Council. As part of the City's requirements, an additional notification will be mailed to applicable parties with details of the public hearings.

As additional background, the Property is located just south of the existing Cibola Vista Resort & Spa. The Property is approximately 12.5 acres in size and it consists of an irregular geometry with several easement encumbrances including a 75-foot-wide drainage easement which runs along the east boundary of the Property; and, a 30-to-60-foot-wide natural gas easement which runs along the west property boundary. The existing zoning for the Property is Planned Area Development for underlying Resort Commercial (C-2) land uses with approved building heights up to four (4) stories and 48 feet tall.

The proposed development maintains the envisioned scale and quality that is already approved for the Property today in a manner which complements the existing resort. The proposed development incorporates a context-sensitive design approach featuring building step-downs and buffers to promote a seamless integration with the surrounding area. The proposed development will feature ample high-quality amenities commensurate with the expectation of a luxury community, including: a resort style swimming pool, state of the art fitness center, fire pits & seating, equipped BBQ areas, amenity lawn, dog park and wash, and more.

If you have any questions regarding the above or the upcoming meeting, please feel free to contact me by phone (602-230-0600) or email (stephanie@wmbattorneys.com). You may also contact Sarah Dircks, MCP, AICP, Senior Planner with the City of Peoria. Ms. Dircks may be reached by email (sarah.dircks@peoriaaz.gov) or by phone (623-773-7514).

Thank you for your courtesy and consideration.

Sincerely,
WITHEY MORRIS BAUGH P.L.C.



Stephanie Watney, AICP
Land Use Planner

Site Data

Location: East of the SEC Lake Pleasant
Pkwy & Pinnacle Vista Dr
Acreage: 12.43



Site Aerial Map



<https://www.wmbattorneys.com/>

AAA IP-19 LLC/RAEES INVESTMENTS LLC

ADAMS JAMES T/JESSICA M

ARMSTRONG JACK P/NATASHA M

BAKER DARRIN S/GINA R

BARELA RONNIE/BOBBI

BARRETT FAMILY CABIN LLC

BATSELL JAMIE C

BOGOJE WILLIAM

BOWEN JEREMY/DARCEE

BRYANT JOSEPH/LAUREN A

BUCKLER FAMILY TRUST

CHANDRAN ABHILASH/SUDEVAN DIANA
PALLATHERI

CHENG JIA-HUA/CHEN POLLY

CHINIVAR BASANTH/JAYAPPA RASHMI

CHRISTENSEN DEBRA J TR

CHURCH OF JESUS CHRIST
NO ADDRESS PROVIDED
SALT LAKE CITY, UT 84150

CIBOLA VISTA COMMUNITY ASSOC
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

CIBOLA VISTA COMMUNITY
ASSOCIATION
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

CIBOLA VISTA RESORT & SPA LLC
4960 CONFERENCE WY N STE 100
BOCA RATON, FL 33431

CIBOLA VISTA RESORT & SPA LLC
15150 N HAYDEN RD STE 210
SCOTTSDALE, AZ 85260

CIBOLA VISTA RESORT & SPA LLC
27501 N LAKE PLEASANT PKWY
PEORIA, AZ 85383

CIBOLA VISTA RESORT & SPA LLC
3838 N CENTRAL AVE STE 1010
PHOENIX, AZ 85012

CLARK THOMAS A/AMANDA E

CLEMENS TODD/KAREN

COLOMA FRANKLIN T JR/GO-COLOMA
RHEA J

DERRICK REVOCABLE LIVING TRUST

DIAZ GEORGE E/SUZETTE M

DOYLE EDWARD P/TRACI D

EASTERWOOD LE-EDWARD J/MELANIE M

EILEEN EMBER REVOCABLE TRUST

FARMER-WISBY LIVING TRUST

FARR GREGORY/JENNIFER

FITZKE SCOTT F/JEANETTE M

FULLER GERALD

GARCIA ASMAHAN A/JOSE L

GARROD CANDICE JEAN/TANNER CAMERON

GOMEZ RAUL/MELISSA A

GOZ GERALD M/SUSAN

GREGORY T AND KAREN S MORRIS FAMILY TRUST

GRIFFITH JULIE L

GUZMAN MARTIN/KEDRIN

HARTMAN FAMILY TRUST

HENJUM FAMILY TRUST

HILL JONATHAN

HOOVER MATTHEW/MELISSA

HUSKISSON BRAD/LALANI

JONES JOLANDA

KAFOUROS MARK

KALE NISCHALA/KHAMMAMMETTU MODHA K

KEEFNER JEFFREY D/CHRISTINE

KELLEY BRYEANNA

KLAPHAKE KIEL/CASSANDRA

KRAMER JON BRADFORD/JODY KAY

KRECZMER JOHN

L W F METAL WORKS INC

LAKE PLEASANT EVERGREEN LLC/CLARKSON STREET LLC

LAMOTTE AUSTIN JAMES/REBECCA JEAN

LIKENS SYLVIA/PAUL

LINDA KAE VAN VELSAN TRUST

LUCKY WINSLOW LIVING TRUST

LUZAR FAMILY REVOCABLE LIVING TRUST



M KHASHAYAR FAMILY TRUST



MAAS ARIZONA PROPERTIES LLC



MAPLES JUSTIN T/BURROWS PHOEBE J



MASIAS SHELDON/MICHELLE



MCGEHEAN BRIAN JR/AMY M



MICHAEL PERRY & DEBORAH PEGLER TRUST



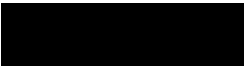
MONDHINK LIVING TRUST



MOORE STEVEN SHANE



NICHOLS GREGORY/ANDREA



ONG JOECELYN



ORTIZ DESTINY/BRANNON IAN



OSHEA WILLIAM F/KAREN E



PHILLIPS DOUGLAS JAMIE/JOYCE MARIE



PLEASANT VALLEY HOMEOWNERS ASSOC INC
PO BOX 4171
MESA, AZ 85211

PLEASANT VALLEY HOMEOWNERS ASSOCIATION INC
20783 N 83RD AVE STE 103-456
PEORIA, AZ 85382

PLEASANT VALLEY HOMEOWNERS ASSOCIATION INC
20783 N 83RD DR 103-456
PEORIA, AZ 85382

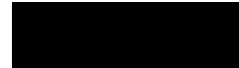
PLEASANT VALLEY HOMEOWNERS ASSOCIATION INC



QIAN CHEN LIVING TRUST



RANDALL FAMILY TRUST



RAPIDO LANDS LLC



RATHOUR SHARAD/SINGH NIRUPMA



RAXTER FAMILY TRUST



REAL ESTATE SAVVY LLC



RIPPY KRISTOPHER/BETHANY



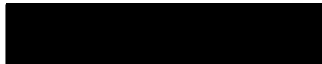
RITTER LESLEY ANN



SABINE ETHEL JEAN



SALTER HEATHER L/KIP A



SHYU TZYY-TYNG/SUNG CHIEN-HUNG



SMITH JOHN W III/TERA



SOLOMAN NEHAD/JACINTHE/MERVAT



TABITHA A CAYO IRREVOCABLE GIFT TRUST



TD BLAKEMORE LIVING TRUST



THE OMALLEY FAMILY REVOCABLE TRUST



THOMAS JOHN STEPHEN/ANGELA N



TODD MICHAEL KRAVETZ AND SONYA RENE MILLER-KRAVETZ REVOCABLE TRUST



TONOLI MATTHEW/ASHLEIGH



TRAVIS AND REBECCA SLATER LIVING TRUST



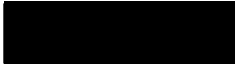
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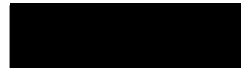
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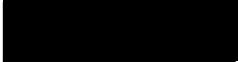
VICTOR PAIGE DANZO AND GINA DANZO TRUST



W H WALDREP & FAYE PAYNE WALDREP FAMILY TRUST



WALES MICHAEL/TIERNEY



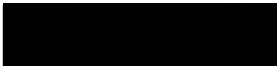
WELTON PATRICK EUGENE/KIMBERLY AKIKO



WILLIAM AND MARY DALEY FAMILY TRUST



WILLIAM BOGOJE FAMILY TRUST



ZINICI EMANUEL/MARIANA



Cibola Vista Community Association
4645 E. Cotton Gin Loop
Phoenix, AZ 85040

Florenza HOA
4645 E. Cotton Gin Loop
Phoenix, AZ 85040

La Strada Del Lago Homeowners Association, Inc.
21448 N. 75th Ave., Ste. 11
Glendale, AZ 85308

Pleasant Valley HOA
1600 W Broadway Rd., Suite 200
Tempe, AZ 85282

Querencia
1600 W Broadway Rd., Suite 200
Tempe, AZ 85282

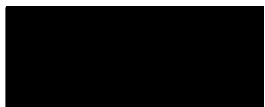
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1600 W Broadway Rd., Suite 200
Tempe, AZ 85282

Tierra Del Rio-North
17235 N 75th Ave Ste H-100
Glendale, AZ 85308

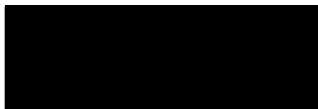
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4645 E. Cotton Gin Loop
Phoenix, AZ 85040

Della Ernest
9875 W. 85th Ave
Peoria, AZ 85345

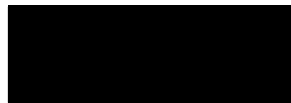
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Jeremy & Darcie Bowen



Dave & Jill Fuller



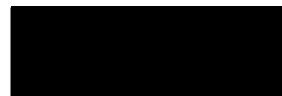
Matt Hoover



Eiron Moore



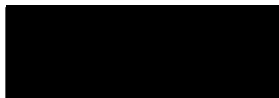
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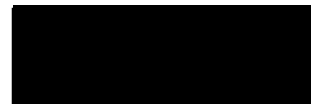
Terri Moore



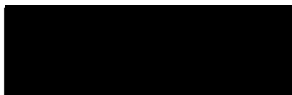
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Russ & Luci Moore



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Michael Wirths



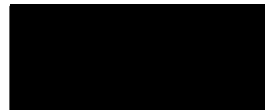
Mike & Tierney Wales



Matt Bullock



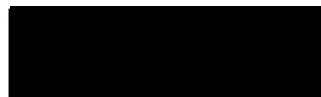
Don Eberhart



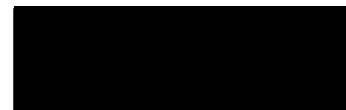
Randy ShackelFord



Ken & Mary Henderson



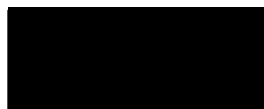
Arnie Henkel



Kris Rippy



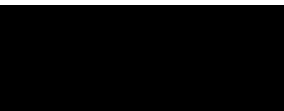
Kirk & Katica Baumgartner



Dale Schautz



Thomas & Amanda Clark



Ethel Sabrine



Cheryl Shakelford



Bill & Mary Daley



Doug Ward



Austin T.



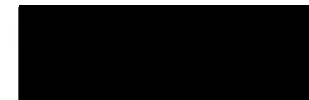
Jared & Dominique Randall



Richard Kunisk



E. Nicole Stock



S. Brigg

-
-, - 0

Trisha Taylor



Beau Taylor



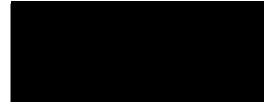
Amy McVeuren & Chris Hall



Iobob Mayola



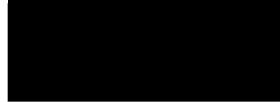
Robert & Gail Buckler



Yvonne & Luis Carrillo



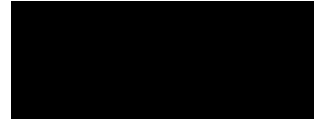
Betty Osborne



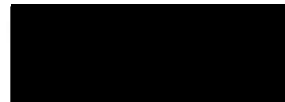
Kim Garrett



Scott Miller



Don LoDico



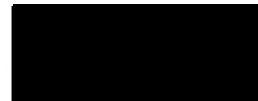
Sonya Kravetz



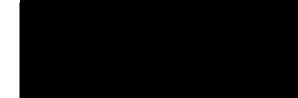
Tracy Kopp



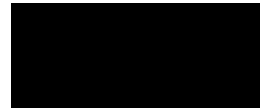
Alex Groneman



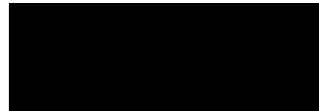
Monica & Kevin Boontjer



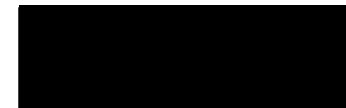
Shaun Stief



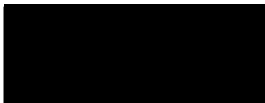
B. Slater



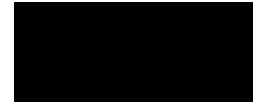
D Jehorek



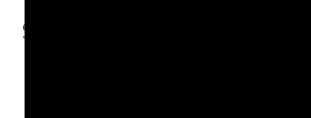
Rochelle Fahey



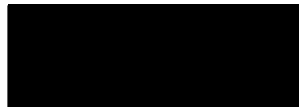
Debra & James Davis



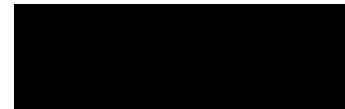
Vitaliy Chetveriksv



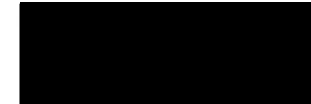
Greg Nelson



George Diaz



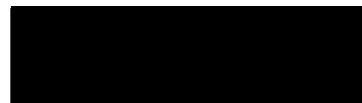
Tammy Oneal



Kathie Koppes

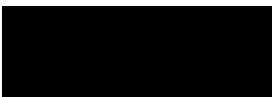


Marshall Hall

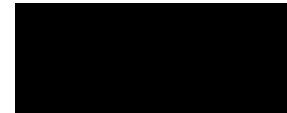


Sarah Dircks
sarah.dircks@peoriaaz.com

Richard Kirkpatrick



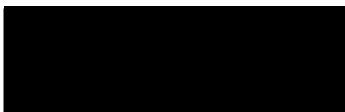
Dale & Ruby Schautz



Heather Updike



Jeff Updike

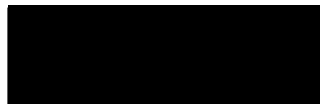


Jeff Farr

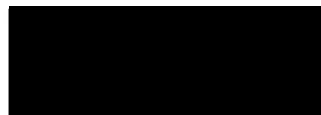


Cody Gleason
9875 N 85th Ave
Peoria, AZ 85345

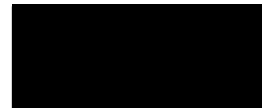
Michael Wirths



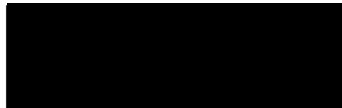
Gloria Wirths



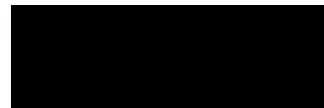
Phil S



Mattie Moore



Marty Guzman



Lawrence Bottorf



LuAnn KuhFuss



Nate Cottrell



Armando & Kathleen Castorena



Tony Dudzinski





PLANNING AND ZONING AFFIDAVIT OF NOTIFICATION

Date 03/26/25 Case Number : GPA24-06, Z00-10A.6

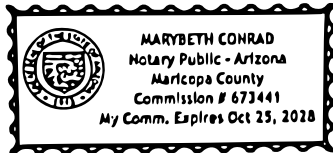
Location of Property

SEC Lake Pleasant Pkwy and Pinnacle Vista Dr

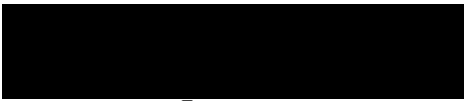
Sign Company Name Dynamite Signs, Inc.

I, Meghan Liggett certify that the site has been posted on 03/26/25 as indicated by the project manager for the case listed above.

Applicant/Representative Signature _____



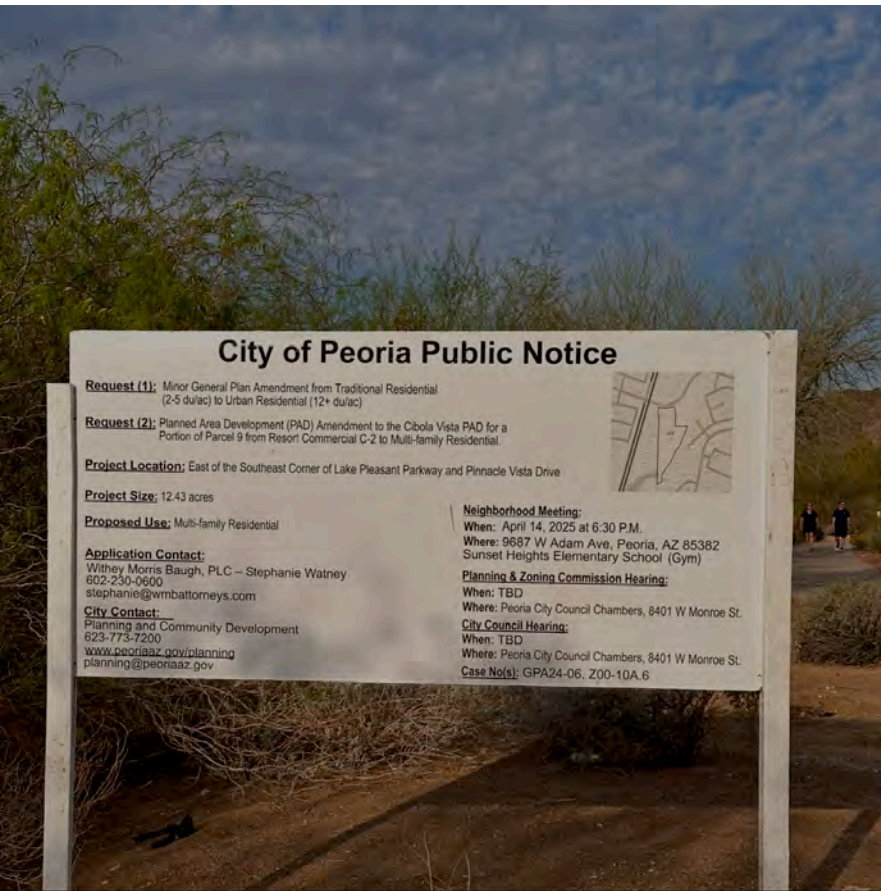
The foregoing instrument was acknowledged before me on 03/26/25



10-25-28
My Commission Expires

Return completed notarized affidavit AND photographic evidence of site posting to the Community Development **at least 15 days prior** to the hearing body date.

9875 N. 85th Ave., Development and Community Services Building
Peoria, AZ 85345
623-773-7200



City of Peoria Public Notice

Request (1): Minor General Plan Amendment from Traditional Residential (2-5 du/ac) to Urban Residential (12+ du/ac)

Request (2): Planned Area Development (PAD) Amendment to the Cibola Vista PAD for a Portion of Parcel 9 from Resort Commercial C-2 to Multi-family Residential.

Project Location: East of the Southeast Corner of Lake Pleasant Parkway and Pinnacle Vista Drive

Project Size: 12.43 acres

Proposed Use: Multi-family Residential

Application Contact:

Withey Morris Baugh, PLC – Stephanie Watney
602-230-0600
stephanie@wmbattorneys.com

City Contact:

Planning and Community Development
623-773-7200
www.peoriaaz.gov/planning
planning@peoriaaz.gov

Neighborhood Meeting:

When: April 14, 2025 at 6:30 P.M.
Where: 9687 W Adam Ave, Peoria, AZ 85382
Sunset Heights Elementary School (Gym)

Planning & Zoning Commission Hearing:

When: TBD
Where: Peoria City Council Chambers, 8401 W Monroe St.

City Council Hearing:

When: TBD
Where: Peoria City Council Chambers, 8401 W Monroe St.
Case No(s): GPA24-06, Z00-10A.6



Add a Caption

Wednesday · Mar 26, 2025 · 7:54 AM

Adjust

IMG_8659

Apple iPhone 14 Pro Max

HEIF

Main Camera — 24 mm $f1.78$

12 MP · 3024 × 4032 · 2.1 MB

WARM

ISO 64

48 mm

0 ev

$f1.78$

1/8197 s



Peoria

Adjust





Add a Caption

Wednesday · Mar 26, 2025 · 7:49 AM

Adjust

IMG_8656

Apple iPhone 14 Pro Max

HEIF

Main Camera — 24 mm f1.78

12 MP · 3024 × 4032 · 4 MB

WARM

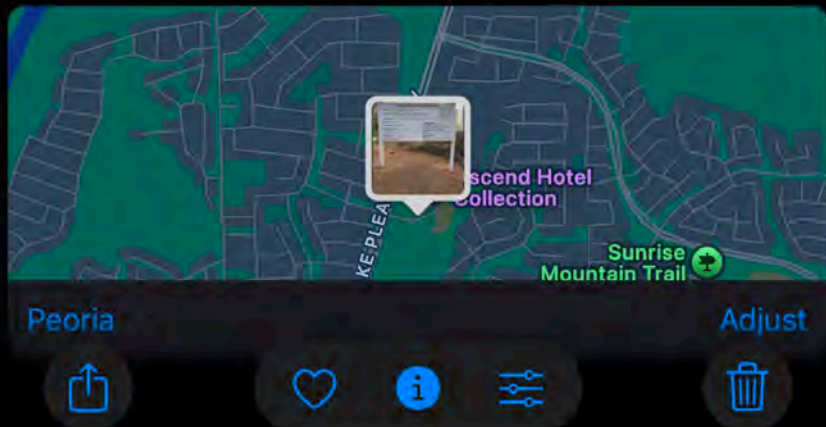
ISO 80

24 mm

0 ev

f1.78

1/1751 s



Tab 4

SIGN-IN

THE RESORT RESIDENCES AT CIBOLA VISTA

EAST OF THE SOUTHEAST CORNER OF LAKE PLEASANT PARKWAY AND PINNACLE VISTA DRIVE, PEORIA, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

SEPTEMBER 16, 2024 – 6:00 PM – SUNSET HEIGHTS ELEMENTARY SCHOOL – LIBRARY – 9687 WEST ADAM AVENUE, PEORIA, AZ 85382

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Susan Leber	[REDACTED]	[REDACTED]	[REDACTED]
Jerilyn Bowen → Dorice	[REDACTED]	[REDACTED]	[REDACTED]
Dave & Jill Fuller	[REDACTED]	[REDACTED]	[REDACTED]
Matt Hoar	[REDACTED]	[REDACTED]	[REDACTED]
Eron Moore	[REDACTED]	[REDACTED]	[REDACTED]
James Barker	[REDACTED]	[REDACTED]	[REDACTED]
Terri Moore	[REDACTED]	[REDACTED]	[REDACTED]
Scott Williams	[REDACTED]	[REDACTED]	[REDACTED]
Jeanine McDonald	[REDACTED]	[REDACTED]	[REDACTED]

SIGN-IN

THE RESORT RESIDENCES AT CIBOLA VISTA

EAST OF THE SOUTHEAST CORNER OF LAKE PLEASANT PARKWAY AND PINNACLE VISTA DRIVE, PEORIA, AZ.

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NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Russ + Luci Moore	[REDACTED]	[REDACTED]	[REDACTED]
Joan Taylor	[REDACTED]	[REDACTED]	[REDACTED]
Michael Wirths	[REDACTED]	[REDACTED]	
Mike + Tierney Wales	[REDACTED]	[REDACTED]	
Matt Bullock	[REDACTED]	[REDACTED]	
DON EBERHART	[REDACTED]	[REDACTED]	[REDACTED]
Randy Shackelford	[REDACTED]	[REDACTED]	[REDACTED]
Ken + Mary Henderson	[REDACTED]	[REDACTED]	
Arnie Henkel	[REDACTED]	[REDACTED]	[REDACTED]

SIGN-IN

THE RESORT RESIDENCES AT CIBOLA VISTA

EAST OF THE SOUTHEAST CORNER OF LAKE PLEASANT PARKWAY AND PINNACLE VISTA DRIVE, PEORIA, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

SEPTEMBER 16, 2024 – 6:00 PM – SUNSET HEIGHTS ELEMENTARY SCHOOL – LIBRARY – 9687 WEST ADAM AVENUE, PEORIA, AZ 85382

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Kris Rippa	[REDACTED]	[REDACTED]	[REDACTED]
Kirk & Katia Baumgartner	[REDACTED]		
Dale Schertz	[REDACTED]	[REDACTED]	
Thomas + Amanda Clark	[REDACTED]	[REDACTED]	
Ethel Sabine	[REDACTED]	[REDACTED]	
Cheryl Shackelford	[REDACTED]	[REDACTED]	
Bill & Mary Daley	[REDACTED]	[REDACTED]	[REDACTED]
Doug Ward	[REDACTED]	[REDACTED]	
Austin Traubner	[REDACTED]	[REDACTED]	

SIGN-IN

THE RESORT RESIDENCES AT CIBOLA VISTA

EAST OF THE SOUTHEAST CORNER OF LAKE PLEASANT PARKWAY AND PINNACLE VISTA DRIVE, PEORIA, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

SEPTEMBER 16, 2024 – 6:00 PM – SUNSET HEIGHTS ELEMENTARY SCHOOL – LIBRARY – 9687 WEST ADAM AVENUE, PEORIA, AZ 85382

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Jared + Dominique Randall	[REDACTED]	[REDACTED]	[REDACTED]
RICHARD KUNISKI	[REDACTED]	[REDACTED]	[REDACTED]
E. Nicole Stock	[REDACTED]	[REDACTED]	[REDACTED]
S. Briggs	[REDACTED]	[REDACTED]	[REDACTED]
Theresa Taylor	[REDACTED]	[REDACTED]	[REDACTED]
Beau Taylor	[REDACTED]	[REDACTED]	[REDACTED]
Amy McKeever & Chris Hall	[REDACTED]	[REDACTED]	[REDACTED]
Jacob Mayda	[REDACTED]	[REDACTED]	[REDACTED]
ROBERT BUCKLER	[REDACTED]	[REDACTED]	[REDACTED]

GAIL BUCKLER

SIGN-IN

THE RESORT RESIDENCES AT CIBOLA VISTA

EAST OF THE SOUTHEAST CORNER OF LAKE PLEASANT PARKWAY AND PINNACLE VISTA DRIVE, PEORIA, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

SEPTEMBER 16, 2024 – 6:00 PM – SUNSET HEIGHTS ELEMENTARY SCHOOL – LIBRARY – 9687 WEST ADAM AVENUE, PEORIA, AZ 85382

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Yvonne & Luis Carrillo	[REDACTED]	[REDACTED]	[REDACTED]
Beth Osborne	[REDACTED]	[REDACTED]	[REDACTED]
Kim Garrett	[REDACTED]	[REDACTED]	[REDACTED]
Scott Miller	[REDACTED]	[REDACTED]	[REDACTED]
Don Lodicu	[REDACTED]	[REDACTED]	[REDACTED]
Sonya Kravetz	[REDACTED]	[REDACTED]	[REDACTED]
Tracy Kopp	[REDACTED]	[REDACTED]	[REDACTED]
Alex Groneman	[REDACTED]	[REDACTED]	[REDACTED]

SIGN-IN

THE RESORT RESIDENCES AT CIBOLA VISTA

EAST OF THE SOUTHEAST CORNER OF LAKE PLEASANT PARKWAY AND PINNACLE VISTA DRIVE, PEORIA, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

SEPTEMBER 16, 2024 – 6:00 PM – SUNSET HEIGHTS ELEMENTARY SCHOOL – LIBRARY – 9687 WEST ADAM AVENUE, PEORIA, AZ 85382

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Monica & Kevin Boonhye	[REDACTED]	[REDACTED]	[REDACTED]
Spaw Stief	[REDACTED]	[REDACTED]	[REDACTED]
B. Slater	[REDACTED]	[REDACTED]	[REDACTED]
D. J. HOBEL	[REDACTED]	[REDACTED]	[REDACTED]
Rochelle Fahy	[REDACTED]	[REDACTED]	[REDACTED]
Debra ^{f James} Davis	[REDACTED]	[REDACTED]	[REDACTED]
Vitaliy Chetverikov	[REDACTED]	[REDACTED]	[REDACTED]
GREG NELSON	[REDACTED]	[REDACTED]	[REDACTED]
George Diaz	[REDACTED]	[REDACTED]	[REDACTED]

SIGN-IN

THE RESORT RESIDENCES AT CIBOLA VISTA

EAST OF THE SOUTHEAST CORNER OF LAKE PLEASANT PARKWAY AND PINNACLE VISTA DRIVE, PEORIA, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

SEPTEMBER 16, 2024 – 6:00 PM – SUNSET HEIGHTS ELEMENTARY SCHOOL – LIBRARY – 9687 WEST ADAM AVENUE, PEORIA, AZ 85382

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Tammy O'Neal	[REDACTED]	[REDACTED]	[REDACTED]
Kathi Koppas	[REDACTED]	[REDACTED]	[REDACTED]
Marshall Hall	[REDACTED]	[REDACTED]	[REDACTED]
Sarah Dircks	[REDACTED]	[REDACTED]	[REDACTED]
RICHARD KOPPATROJC	[REDACTED]	[REDACTED]	[REDACTED]
Dale & Ruby Schantz	[REDACTED]	[REDACTED]	[REDACTED]
Heather Updike	[REDACTED]	[REDACTED]	[REDACTED]
Jeff Updike	[REDACTED]	[REDACTED]	[REDACTED]

SIGN-IN

THE RESORT RESIDENCES AT CIBOLA VISTA

EAST OF THE SOUTHEAST CORNER OF LAKE PLEASANT PARKWAY AND PINNACLE VISTA DRIVE, PEORIA, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

SEPTEMBER 16, 2024 – 6:00 PM – SUNSET HEIGHTS ELEMENTARY SCHOOL – LIBRARY – 9687 WEST ADAM AVENUE, PEORIA, AZ 85382

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Jeff Farr	[REDACTED]	[REDACTED]	[REDACTED]
Cody Gleason	[REDACTED]	[REDACTED]	[REDACTED]
Michael Wirths	[REDACTED]	[REDACTED]	[REDACTED]
Gloria Wirths	[REDACTED]	[REDACTED]	[REDACTED]
Phil Santangelo	[REDACTED]	[REDACTED]	[REDACTED]
Mattie Moore	[REDACTED]	[REDACTED]	[REDACTED]

SIGN-IN

THE RESORT RESIDENCES AT CIBOLA VISTA

EAST OF THE SOUTHEAST CORNER OF LAKE PLEASANT PARKWAY AND PINNACLE VISTA DRIVE, PEORIA, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

SEPTEMBER 16, 2024 – 6:00 PM – SUNSET HEIGHTS ELEMENTARY SCHOOL – LIBRARY – 9687 WEST ADAM AVENUE, PEORIA, AZ 85382

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
<i>Marty Guzman</i>	[REDACTED]	[REDACTED]	[REDACTED]

Tab 5

SIGN-IN

THE RESORT RESIDENCES AT CIBOLA VISTA

EAST OF THE SOUTHEAST CORNER OF LAKE PLEASANT PARKWAY AND PINNACLE VISTA DRIVE, PEORIA, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

JANUARY 22ND, 2025 – 6:00 PM – SUNSET HEIGHTS ELEMENTARY SCHOOL – GYM – 9687 WEST ADAM AVENUE, PEORIA, AZ.

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Bill Daley	[REDACTED]		
Dale Schantz	[REDACTED]		
Ruby Schantz	" " " "		
Lawrene Bohorf	[REDACTED]	[REDACTED]	

SIGN-IN

THE RESORT RESIDENCES AT CIBOLA VISTA

EAST OF THE SOUTHEAST CORNER OF LAKE PLEASANT PARKWAY AND PINNACLE VISTA DRIVE, PEORIA, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

JANUARY 22ND, 2025 – 6:00 PM – SUNSET HEIGHTS ELEMENTARY SCHOOL – GYM – 9687 WEST ADAM AVENUE, PEORIA, AZ.

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Matt Bullock			
Christy Bullock			
LUFANN KUHFUSS			
Nate Cottrell			

SIGN-IN

THE RESORT RESIDENCES AT CIBOLA VISTA

EAST OF THE SOUTHEAST CORNER OF LAKE PLEASANT PARKWAY AND PINNACLE VISTA DRIVE, PEORIA, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

JANUARY 22ND, 2025 – 6:00 PM – SUNSET HEIGHTS ELEMENTARY SCHOOL – GYM – 9687 WEST ADAM AVENUE, PEORIA, AZ.

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Kris Rippy	[REDACTED]	[REDACTED]	[REDACTED]
Mary Daley	[REDACTED]	[REDACTED]	[REDACTED]
Gail + Robert + Buckler	[REDACTED]	[REDACTED]	[REDACTED]
Sonya Kravetz	[REDACTED]	[REDACTED]	[REDACTED]
Tracy Kopp	[REDACTED]	[REDACTED]	[REDACTED]
Teel Luther	[REDACTED]	[REDACTED]	[REDACTED]
Armando Castorena	[REDACTED]	[REDACTED]	[REDACTED]
Kathleen Castorena	[REDACTED]	[REDACTED]	[REDACTED]

SIGN-IN

THE RESORT RESIDENCES AT CIBOLA VISTA

EAST OF THE SOUTHEAST CORNER OF LAKE PLEASANT PARKWAY AND PINNACLE VISTA DRIVE, PEORIA, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

JANUARY 22ND, 2025 – 6:00 PM – SUNSET HEIGHTS ELEMENTARY SCHOOL – GYM – 9687 WEST ADAM AVENUE, PEORIA, AZ.

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Jeremy Brown	[REDACTED]	[REDACTED]	[REDACTED]
Tony Dudzinski	[REDACTED]	[REDACTED]	[REDACTED]
Coody Gleason	[REDACTED]	[REDACTED]	[REDACTED]
George Diaz	[REDACTED]	[REDACTED]	[REDACTED]

Tab 6

SIGN-IN

THE RESORT RESIDENCES AT CIBOLA VISTA

EAST OF THE SOUTHEAST CORNER OF LAKE PLEASANT PARKWAY AND PINNACLE VISTA DRIVE, PEORIA, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

APRIL 14TH, 2025 – 6:30 PM – SUNSET HEIGHTS ELEMENTARY SCHOOL – GYMNASIUM – 9687 WEST ADAM AVENUE, PEORIA, AZ 85382.

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
KEVIN BOONTJEE	[REDACTED]	[REDACTED]	[REDACTED]
SONYA KRAVETZ	[REDACTED]	[REDACTED]	[REDACTED]
GEORGE DIAZ	[REDACTED]	[REDACTED]	[REDACTED]
Dale & Ruby Schantz	[REDACTED]	[REDACTED]	

SIGN-IN

THE RESORT RESIDENCES AT CIBOLA VISTA

EAST OF THE SOUTHEAST CORNER OF LAKE PLEASANT PARKWAY AND PINNACLE VISTA DRIVE, PEORIA, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

APRIL 14TH, 2025 – 6:30 PM – SUNSET HEIGHTS ELEMENTARY SCHOOL – GYMNASIUM – 9687 WEST ADAM AVENUE, PEORIA, AZ 85382.

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Kris Rippy	[REDACTED]	[REDACTED]	[REDACTED]
Marely Daley			
Bill Daley			
JIM DAUGHERTY			
Cody Gleason	[REDACTED]	[REDACTED]	[REDACTED]
Matt Bullock			[REDACTED]

Tab 7

Community Outreach Summary

Resort Residences at Cibola Vista"

Prepared by Roosevelt Strategy Group"

October 2025

Overview

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Canvassing & Resident Conversations

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Community Engagement Impact

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Ongoing Engagement

Vj g"Tuqtv"tgukf gpegu"cv"Ekdnr"Xlvk"vgco "cpf "Tqqugxgn/Utcvgi { "I tqwr "tgo clp"eqo o kvgf "vq" v'cpur ctgpv."qpi qkpi "eqo o wplv{cvkqp0"Qwtgcej "y kn"eqpvkpwg"vj tqwi j qww"vj g"Ekv{ "qh"Rgqtkcru" tgxly " r tqegu" vq" gpw"tg" tgukf gpw" uc{ " lphqto gf ." s wgvkqpu" ctg" cpuy gtgf " r tqo r wv{ ." cpf " eqo o wplv{ "r t'gur gevkvgn"t'go clp"egpvcni"vq"vj g"eqpxgtucv'kpi0"

Conclusion

The Resort Residences at Cibola Vista outreach initiative underscores a genuine commitment to collaboration, responsible development, and neighborhood partnership. Through continued engagement—both in person and online—the project team aims to foster shared understanding and ensure this proposal reflects the long-term vision and values of the surrounding community.

GZJ KDK"3"



THE RESORT
RESIDENCES
— AT —
CIBOLA VISTA



Cibola Vista Neighborhood Update

A New Community-Driven Plan

Location: East of Lake Pleasant Pkwy & Pinnacle Vista Dr | Size: 17 acres

Evolution in the Plan

- **Lower Heights Near Homes:** Four-story buildings cut to two stories at the edges.
- **Expanded Buffers:** Over 300 ft of separation on the east; 650+ ft separation to the south.
- **Villas as Shields:** Designed to reduce visual and privacy impacts, while maintaining existing view corridors.
- **Proactive Land Use:** The developer has incorporated a portion of the adjacent parcel to prevent a hotel from being built at the boundary and instead placed elegant, low-profile, two-story villas along the east boundary of the site.

Why It Matters

- **Current zoning doesn't serve us:** The current commercial C-2 resort zoning allows up to 15 separate 4-story timeshare buildings with minimal setbacks or buffers between the current neighborhoods.
- **Supports Local Jobs:** Thousands of high-tech jobs from TSMC mean that more housing options are urgently needed to support these local jobs.
- **Boosts Local Economy:** New residents support and attract businesses, contributing to the local tax base.
- **Compatible with Neighborhoods:** Resort-style design, buffers, and step-downs near the surrounding communities.

**SCAN TO SHOW
YOUR SUPPORT**



Project Benefits

- ✓ High-quality, market-rate, resort-style residences
- ✓ Expanded open space and privacy buffers
- ✓ Efficient Land Utilization & Diversified Development
- ✓ Compatible with surrounding land patterns

GZJ KDK"4"



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The Resort Residences at Cibola Vista

GPA24-06 and Z00-10A.6

October 13, 2025



Site Aerial Map



**WITHEY
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BAUGH**

Conceptual By-Right Plan

<https://www.wmbattorneys.com/>

Exhibit 8





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Conceptual By-Right Resort Rendering

<https://www.wmbattorneys.com/>

Exhibit 8

Resort Residences at Cibola Vista

Summary of Site Plan Evolution

Lower Building Heights Near Homes:

- **After Neighborhood Meeting #1:**
 - Reduced south 4-story building to 3-stories and shifted building north
- **After Neighborhood Meeting #2:**
- **Proactive Land Acquisition:**
 - Parcel 9B now controlled by developer
 - Prevented the possibility of another developer placing a four-story hotel directly along the eastern boundary
 - Re-envisioned south boundary of site with 2-story townhomes
 - Redesigned eastern edge with two-story buildings along new east boundary
 - Creates certainty
 - Reduces both visual and privacy concerns
- **Increased Buffers and Setbacks:**
 - Generous setbacks of **over 300 feet** preserved and maintained along east boundary
 - **658 feet** separation created from the homes to the south to the nearest project building
 - Lower-profile buildings (i.e. garages and townhomes) are planned within buffer areas, where possible









2-STORY TOWNHOUSES

3-STORY BUILDINGS

EXISTING CIBOLA VISTA RESORT

2-STORY BUILDINGS



Key Revisions:

- (i) Precludes development of buildings within the south portion of the Property;
- (ii) Provides over 650 feet of separation from the residential to the south to the nearest project building;
- (iii) Limits buildings within the expansion area to two stories to include villas; and,
- (iv) Reallocates density to the northwest portion of the site;
- (v) Density increase from 265 units (21.5 du/ac on 12.43 ac) to 302 (17.7 du/ac on 17.07 ac)





Development Boundaries Map



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Updated Architecture

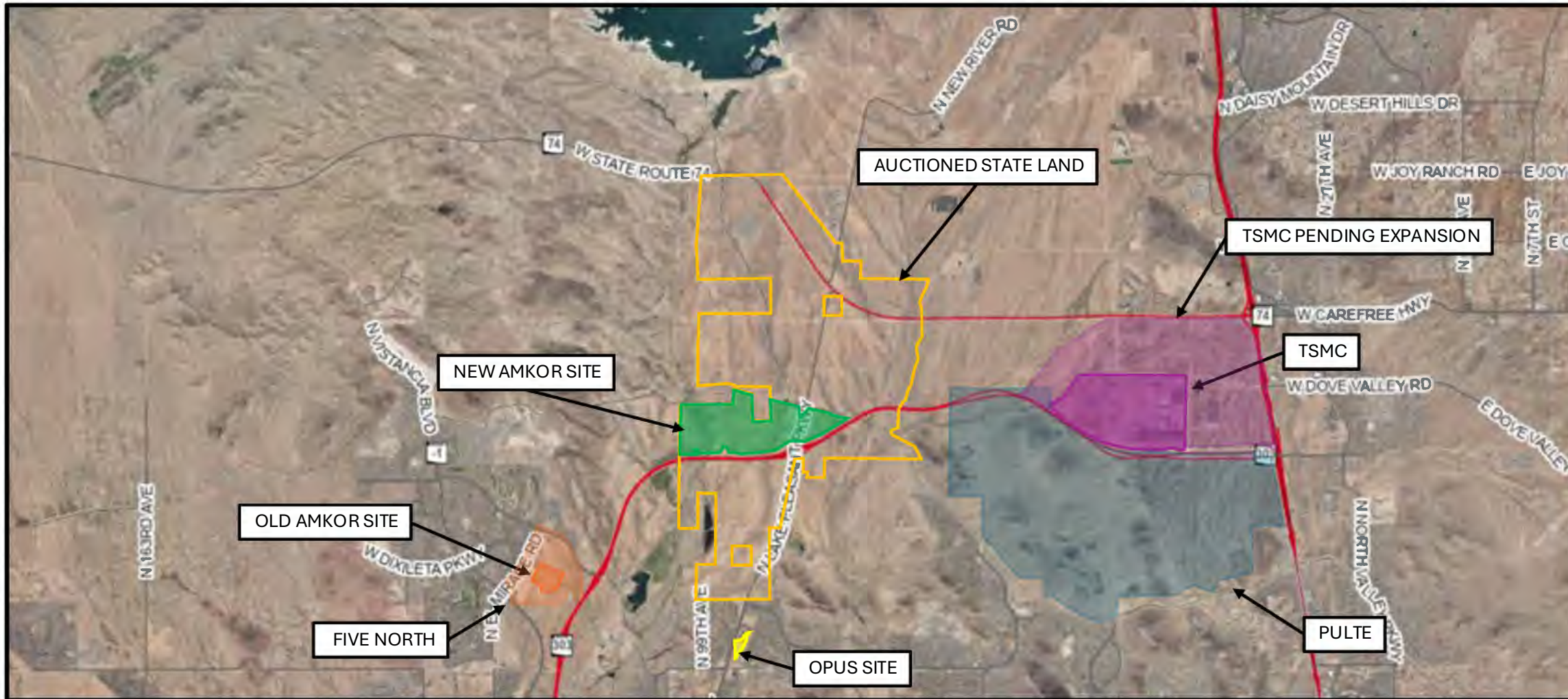
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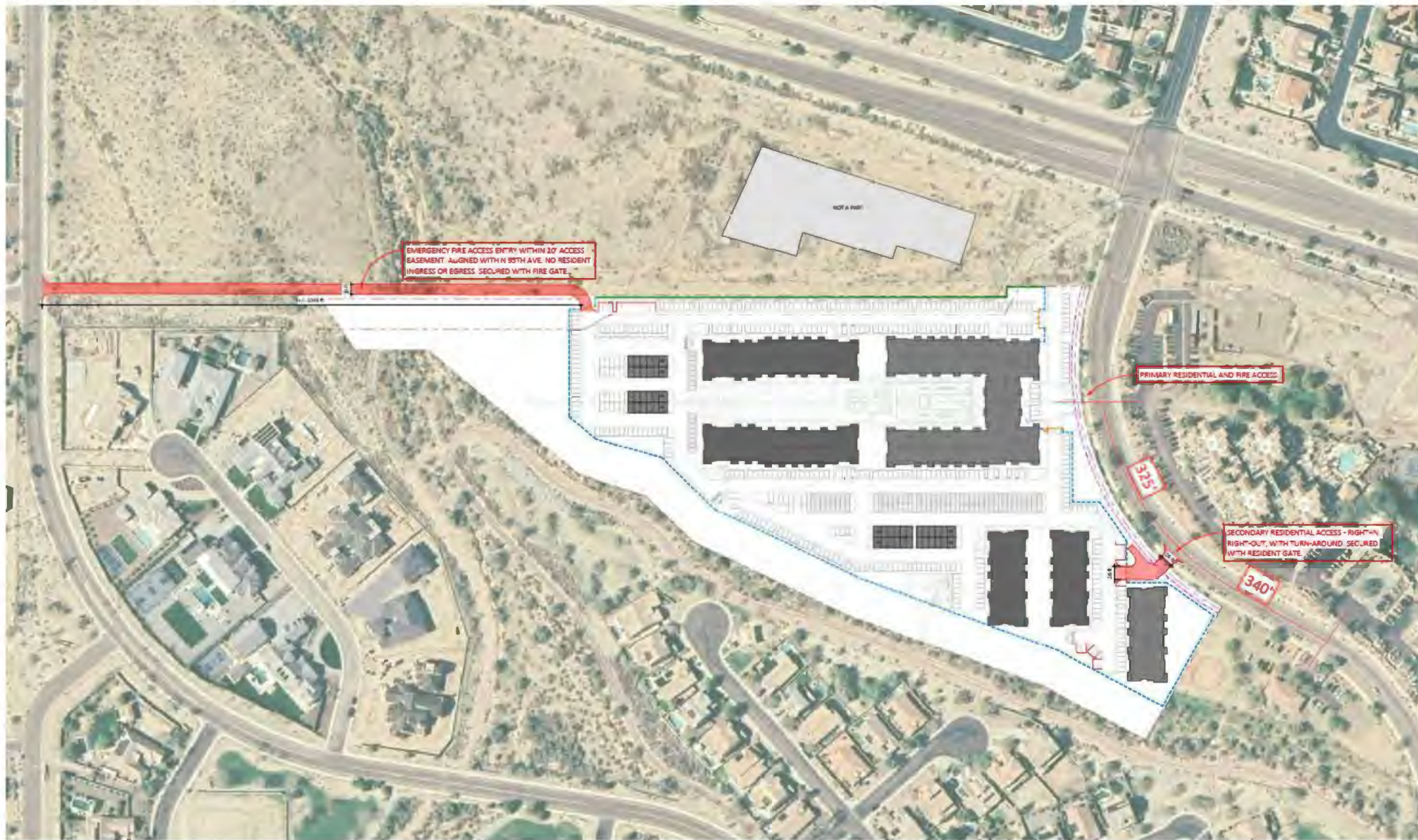
Exhibit 8











Project Benefits

- “ High-quality residential development; fulfills unmet market need
- “ Efficient land use
- “ Boosts housing supply and provides diversity of housing
- “ Compatible scale with surrounding land use pattern (north and west); provides buffers and building step-downs
- “ New residents will provide support for local economy and businesses



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Questions?

EXHIBIT 3

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