

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** stop apartment plans  
**Date:** Friday, November 14, 2025 5:44:50 PM

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You don't often get email from [REDACTED] [Learn why this is important](#)

I'm against the new apartment being developed in my area. It's going bring more traffic and more crime to this area. And also will downgrade our real estate values.

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** So frustrating  
**Date:** Sunday, November 9, 2025 3:40:57 PM

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You don't often get email from [REDACTED] [Learn why this is important](#)

Hello Sarah, my name is Tara Bowen. I strongly oppose the proposed rezoning of the subject parcel, "Cibola Vista (GPA24-06 and Z00-10.A.6)"!!

I watched the meeting remotely last week, where you let people talk for three torture filled hours and then unanimously voted in favor of something our community opposes. I heard the last speaker was a plant who is not a member of our community and used the word "riffraff" as a trigger word because someone used that word once months ago.

I send my kids to school here and they already have bad student/teacher ratios, so adding apartments here hurts my children's ability to learn.

The existing zoning reflects the long-standing character and integrity of our neighborhood. We have been united as a community in opposing the Apartments being built, especially because we purchased our homes knowing, there is no zoning in our community for apartments!!!

I believe that altering the zoning would undermine the community's voice and place undue strain on local services, infrastructure and schools. Our schools are full to capacity. Rezoning would shift the use of land in a direction that we, the residents, clearly have not asked for! We would like to believe that the City of Peoria would hold integrity and fidelity in regards to current zoning, within the community we love and call our home.

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Cc:** [REDACTED]  
**Subject:** savepeoriaaz  
**Date:** Friday, November 21, 2025 3:08:47 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
**Importance:** High

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Good afternoon Sarah,

Are you familiar with this email address - From: Save Peoria [REDACTED]

The last few days our customer service department has been receiving a few odd emails about the new development behind proposed adjacent to Cibola Vista HOA but the emails are not signed and I cannot find a Save Peoria AZ organization on google.

I have a Board meeting coming up on Monday evening and want to prepare the Board for what may come but I am not even sure myself.

I hope you have a great weekend!

**\*\*Upcoming Office Closures:**

**Thursday, November 27<sup>th</sup> and Friday November 28<sup>th</sup> – Thanksgiving Holiday**

**\*\*\*Business Hours: Monday – Thursday 9:00am – 5:00pm & Friday 9:00am – 3:00pm\*\*\***

**Did you know that your community has a Homeowner Portal that can be accessed 24/7?** You will have access to your Communities Design Guidelines, you can view your account history, violation(s)/photo(s) history, submit and check status of architectural requests, and much more. To access the Homeowner Portal please visit:

<https://cityproperty.com/hportal/>

Sincerely,

**Betsy Baca, CAAM**  
Community Manager  
City Property Management Company





[REDACTED]



[REDACTED]



[REDACTED]



[REDACTED]

[Please take our customer satisfaction survey](#)

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**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Rezoning  
**Date:** Sunday, November 9, 2025 8:41:57 AM

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Hello Sarah, my name is Rachael Deninsky. I strongly oppose the proposed rezoning of the subject parcel, "Cibola Vista (GPA24-06 and Z00-10.A.6)"!! The existing zoning reflects the long-standing character and integrity of our neighborhood

We have been united as a community in opposing the Apartments being built, especially because we purchased our homes knowing, there is no zoning in our community for apartments!!!

I believe that altering the zoning would undermine the community's voice and place undue strain on local services, infrastructure and schools. Our schools are full to capacity. Rezoning would shift the use of land in a direction that we, the residents, clearly have not asked for! We would like to believe that the City of Peoria would hold integrity and fidelity in regards to current zoning, within the community we love and call our home.

Rachael

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Re: Stop Apartment Development at Cibola Vista  
**Date:** Wednesday, November 19, 2025 9:12:10 AM

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Thank you, Sarah. I strongly oppose the proposed rezoning of the subject parcel, "Cibola Vista (GPA24-06 and Z00-10.A.6). The existing zoning reflects the long-standing character and integrity of our neighborhood. We have been united as a community in opposing the Apartments being built, especially because we purchased our homes knowing, there was no zoning in our community for apartments!!! I believe that altering the zoning would undermine the community's voice and place undue strain on local services, infrastructure and schools. Our schools are full to capacity. Rezoning would shift the use of land in a direction that we, the residents, clearly have not asked for! We would like to believe that the City of Peoria would hold integrity and fidelity in regards to current zoning, within the community we love and call our home.

Thank you!

Shelly Ferneau  
[REDACTED]

On Wednesday, November 5, 2025 at 07:47:16 AM MST, Sarah Dircks <[sarah.dircks@peoriaaz.gov](mailto:sarah.dircks@peoriaaz.gov)> wrote:

Shelly,

I have recorded your letter of opposition below and added your information below to the interested party list pertaining to this case. Should the following City Council meeting date change on 12/16 you will receive an email from me. The email below will also be printed and shared with Planning and Zoning Commission at the start of the meeting tomorrow (11/6). All other comments provided were sent to the commission at the close of business day on 10/30.

[Sarah Dircks, MCP, AICP](#)  
Senior Planner  
623-773-7514  
[Sarah.Dircks@PeoriaAZ.gov](mailto:Sarah.Dircks@PeoriaAZ.gov)

City of Peoria | Planning Department

Exhibit 4

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Peoriaaz.gov/planning

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**From:** SHELLY FERNEAU [REDACTED]  
**Sent:** Tuesday, November 4, 2025 11:36 AM  
**To:** Sarah Dircks <sarah.dircks@peoriaaz.gov>  
**Subject:** Stop Apartment Development at Cibola Vista

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You don't often get email from [REDACTED] [Learn why this is important](#)

Hi Sarah,

I am writing to request that you do your part to stop the development of the apartments at Cibola Vista. I am an original homeowner in the Lennar subdivision and it would do a grave disservice to our property values to allow these apartments to be built. In addition and especially with the new Chip Plant that was stupidly approved, our already thin resources will be stretched to the breaking point. This is an upscale area and apartments should never be considered. Please do your part to put a stop to this immediately.

Thank you!

[REDACTED]

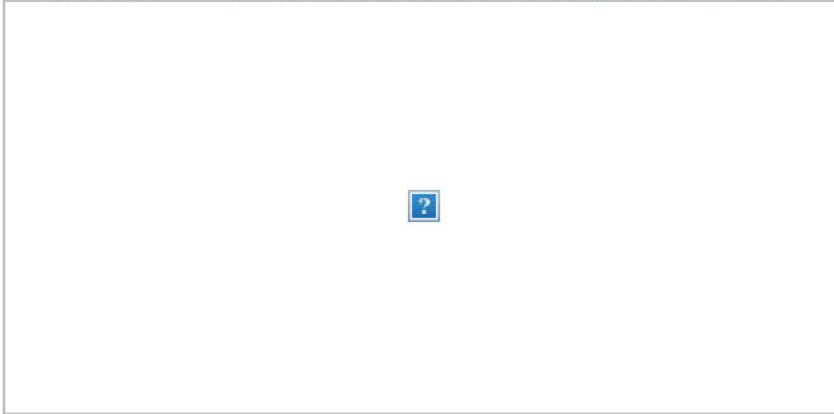
**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Re: Oppose Cibola Vista Apartment Rezoning  
**Date:** Wednesday, November 19, 2025 11:44:27 AM

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You don't often get email from [REDACTED] [Learn why this is important](#)

I sent mine from my personal email and Danny's (my husband) from our business email.



On Wed, Nov 19, 2025 at 10:59 AM Sarah Dircks <[Sarah.Dircks@peoriaaz.gov](mailto:Sarah.Dircks@peoriaaz.gov)> wrote:

Jenn,

It looks like you accidentally sent me the same email twice, but for Danny. Can you please provide me your address to identify where comments are coming from. I can provide Danny's comments should he wish to reach out to me as well. Your opposition has been recorded, and the email below will be shared with City Council in advance of the 12/16 meeting.

**Sarah Dircks, MCP, AICP**

Senior Planner

623-773-7514

[Sarah.Dircks@PeoriaAZ.gov](mailto:Sarah.Dircks@PeoriaAZ.gov)

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**From:** Jenn Rhoades [REDACTED]  
**Sent:** Wednesday, November 19, 2025 9:24 AM  
**To:** Sarah Dircks <[Sarah.Dircks@peoriaaz.gov](mailto:Sarah.Dircks@peoriaaz.gov)>  
**Subject:** Oppose Cibola Vista Apartment Rezoning

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You don't often get email from [REDACTED] [Learn why this is important](#)

Hello Sarah, my name is Danny Rhoades. I strongly oppose the proposed rezoning of the subject parcel, "Cibola Vista (GPA24-06 and Z00-10.A.6)"!! The existing zoning reflects the long-standing character and integrity of our neighborhood.

We have been united as a community in opposing the Apartments being built, especially because we purchased our homes knowing there is no zoning in our community for apartments!!!

I believe that altering the zoning would undermine the community's voice and place undue strain on local services, infrastructure and schools. Our schools are full to capacity. Rezoning would shift the use of land in a direction that we, the residents, clearly have not asked for!

We would like to believe that the City of Peoria would hold integrity and fidelity in regards to current zoning, within the community we love and call our home.

Danny Rhoades



**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Re: Cibola vista  
**Date:** Thursday, November 13, 2025 10:40:45 AM  
**Attachments:** [image001.png](#)

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Wow, I wasn't shown that when I signed the petition . The guy showed me a map of the area and said by signing I was supporting houses and not apartments. I even reiterated that I opposed apartments. A trickster!!!

Thank you - Kim Clover

On Thu, Nov 13, 2025 at 10:37 AM Kim Clover [REDACTED] wrote:  
Thank you! Does it help if we send in multiple emails?  
Kim Clover

On Thu, Nov 13, 2025 at 9:30 AM Sarah Dircks <[sarah.dircks@peoriaaz.gov](mailto:sarah.dircks@peoriaaz.gov)> wrote:

Kim,

Your opposition was documented on 11/3. Prior to the meeting on 11/6 the letter of support provided on your behalf was also removed from the headcount shared with Planning and Zoning commission. Your email below will be documented and shared with City Council prior to their meeting on 12/16/25.

To: City of Peoria Planning & Zoning Commission and City Council

As a nearby resident, I am writing in support of the **Resort Residences at Cibola Vista (GPA24-06 and Z00-10A.6)**.

This project has gone through multiple revisions based on neighborhood feedback and is now a more thoughtful, community-first development:

- **Stronger plan than current resort commercial zoning:** While the property is currently permitted for four-story hotel buildings without development standard limitations, the proposed plan has been designed to ensure compatibility with the surrounding community.
- **Reduced heights & buffers:** Since the first submittal, Buildings closest to existing homes within Cibola Vista have been reduced from three and four stories to two stories, with generous buffers of more than 650 feet to the nearest homes to the south and over 300 feet on the east side.
- **Better design fit:** Two-story Villas are placed along sensitive edges to limit views and preserve privacy.
- **Local jobs:** With companies like TSMC generating thousands of high-tech, high-wage jobs, this project ensures that high-quality housing options are available for our workforce.
- **Community benefit:** The Resorts Residences at Cibola Vista incorporates community feedback to create a plan that features meaningful buffers and open spaces for current residents, while also offering an attractive housing option for new residents. This will support the local economy and businesses.

I respectfully urge you to approve this project and allow the Cibola Vista Resort Residences to move forward.

Sincerely,

NAME:

*Kimberly Clover*

ADDRESS:



EMAIL/PHONE:

Sarah Dircks, MCP, AICP

Senior Planner

623-773-7514

Sarah.Dircks@PeoriaAZ.gov

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---

**From:** [REDACTED]  
**Sent:** Wednesday, November 12, 2025 10:24 PM  
**To:** Sarah Dircks <[sarah.dircks@peoriaaz.gov](mailto:sarah.dircks@peoriaaz.gov)>  
**Subject:** Cibola vista

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

Hello Sarah, my name is Kimberly Clover. I strongly oppose the proposed rezoning of the subject parcel, "Cibola Vista (GPA24-06 and Z00-10.A.6)"!! The existing zoning reflects the long-standing character and integrity of our neighborhood

We have been united as a community in opposing the Apartments being built, especially because we purchased our homes knowing, there is no zoning in our community for apartments!!!

I believe that altering the zoning would undermine the community's voice and place undue strain on local services, infrastructure and schools. Our schools are full to capacity. Rezoning would shift the use of land in a direction that we, the residents, clearly have not asked for! We would like to believe that the City of Peoria would hold integrity and fidelity in regards to current zoning, within the community we love and call our home.

Thank you,

Kimberly Clover

[REDACTED]

**From:** [REDACTED]  
**To:** [Sarah Dircks](mailto:sarah.dircks)  
**Subject:** Re: Cibola vista  
**Date:** Thursday, November 13, 2025 10:37:52 AM  
**Attachments:** [image001.png](#)

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Thank you! Does it help if we send in multiple emails?  
Kim Clover

On Thu, Nov 13, 2025 at 9:30 AM Sarah Dircks <[sarah.dircks@peoriaaz.gov](mailto:sarah.dircks@peoriaaz.gov)> wrote:

Kim,

Your opposition was documented on 11/3. Prior to the meeting on 11/6 the letter of support provided on your behalf was also removed from the headcount shared with Planning and Zoning commission. Your email below will be documented and shared with City Council prior to their meeting on 12/16/25.

To: City of Peoria Planning & Zoning Commission and City Council

As a nearby resident, I am writing in support of the **Resort Residences at Cibola Vista (GPA24-06 and Z00-10A.6)**.

This project has gone through multiple revisions based on neighborhood feedback and is now a more thoughtful, community-first development:

- **Stronger plan than current resort commercial zoning:** While the property is currently permitted for four-story hotel buildings without development standard limitations, the proposed plan has been designed to ensure compatibility with the surrounding community.
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- **Better design fit:** Two-story Villas are placed along sensitive edges to limit views and preserve privacy.
- **Local jobs:** With companies like TSMC generating thousands of high-tech, high-wage jobs, this project ensures that high-quality housing options are available for our workforce.
- **Community benefit:** The Resorts Residences at Cibola Vista incorporates community feedback to create a plan that features meaningful buffers and open spaces for current residents, while also offering an attractive housing option for new residents. This will support the local economy and businesses.

I respectfully urge you to approve this project and allow the Cibola Vista Resort Residences to move forward.

Sincerely,

NAME:

*Kimberly Clover*

ADDRESS:



EMAIL/PHONE:

Sarah Dircks, MCP, AICP

Senior Planner

623-773-7514

Sarah.Dircks@PeoriaAZ.gov

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**From:** Kim Clover [REDACTED] >  
**Sent:** Wednesday, November 12, 2025 10:24 PM  
**To:** Sarah Dircks <[sarah.dircks@peoriaaz.gov](mailto:sarah.dircks@peoriaaz.gov)>  
**Subject:** Cibola vista

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

Hello Sarah, my name is Kimberly Clover. I strongly oppose the proposed rezoning of the subject parcel, "Cibola Vista (GPA24-06 and Z00-10.A.6)"!! The existing zoning reflects the long-standing character and integrity of our neighborhood

We have been united as a community in opposing the Apartments being built, especially because we purchased our homes knowing, there is no zoning in our community for apartments!!!

I believe that altering the zoning would undermine the community's voice and place undue strain on local services, infrastructure and schools. Our schools are full to capacity. Rezoning would shift the use of land in a direction that we, the residents, clearly have not asked for! We would like to believe that the City of Peoria would hold integrity and fidelity in regards to current zoning, within the community we love and call our home.

Thank you,

Kimberly Clover

[REDACTED]

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Re: "Cibola Vista (GPA24-06 and Z00-10.A.6)"  
**Date:** Thursday, November 20, 2025 3:57:32 PM

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Correct. I've lived on the same street long before any of those areas were developed and the last thing my husband and I want are apartment buildings near our residence.

On Thu, Nov 20, 2025 at 3:53 PM Sarah Dircks <[Sarah.Dircks@peoriaaz.gov](mailto:Sarah.Dircks@peoriaaz.gov)> wrote:

DeAnn,

Your opposition has been recorded, and comments will be shared with City Council in advance of the 12/16 meeting. For my record I have documented you live off Cielo Grande according to the County assessor.

**Sarah Dircks, MCP, AICP**

Senior Planner

623-773-7514

[Sarah.Dircks@PeoriaAZ.gov](mailto:Sarah.Dircks@PeoriaAZ.gov)

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**From:** DeAnn Hasquet [REDACTED]  
**Sent:** Thursday, November 20, 2025 3:39 PM  
**To:** Sarah Dircks <[Sarah.Dircks@peoriaaz.gov](mailto:Sarah.Dircks@peoriaaz.gov)>  
**Subject:** "Cibola Vista (GPA24-06 and Z00-10.A.6)"

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You don't often get email from [REDACTED] [Learn why this is important](#)

Hello Sarah, my name is DeAnn Hasquet. I strongly oppose the proposed rezoning of the subject parcel, "Cibola Vista (GPA24-06 and Z00-10.A.6)"!! The existing zoning reflects the long-standing character and integrity of our neighborhood We have been united as a community in opposing the Apartments being built, especially because we purchased our homes knowing there is no zoning in our community for apartments!!! I believe that altering the zoning would undermine the community's voice and place undue strain on local services, infrastructure, and schools. Our schools are full to capacity. Rezoning would shift the use of land in a direction that we, the residents, clearly have not asked for! We would like to believe that the City of Peoria would hold integrity and fidelity in regards to current zoning, within the community we love and call our home.

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profile image



**DeAnn Hasquet**

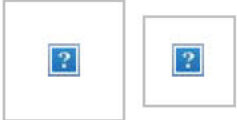
Realtor/Associate Broker

Cactus Cribs Real Estate Team/HomeSmart



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**Get Your Free Home Value Now!**



DeAnn Hasquet Realtor



**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Proposed Cibola Vista Apts  
**Date:** Wednesday, November 19, 2025 8:39:42 AM

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Dear Council Member Dircks,

I'm writing as a concerned homeowner in our community to urge you to oppose the proposed Cibola Vista Apartments and any further industrial development planned for our suburban neighborhood.

Our area was designed—and has long functioned—as a residential, family-oriented community. Introducing high-density apartments and additional industrial zoning would fundamentally change the character of the neighborhood and strain the infrastructure we already struggle to maintain. Traffic is increasingly congested, school capacity is tight, and our roads and public safety services are not equipped for a significant spike in density.

Residents moved here because it is a suburban environment with open space, quiet streets, and a sense of stability. Industrial expansion and large apartment complexes are incompatible with the existing land use and would undermine property values, increase noise and traffic, and diminish the quality of life that makes this area special.

I respectfully ask that you vote against the Cibola Vista proposal and any new industrial rezonings in this part of the city. We want growth, but smart, balanced growth that aligns with the character and capacity of our community—not development that puts long-term livability at risk.

Thank you for your time and for listening to the residents you represent. I

appreciate your service and hope you will stand with us to protect the integrity of our neighborhood.

Sharon Juliano Farrey



**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Proposed Apartment Complex  
**Date:** Friday, November 14, 2025 11:10:38 PM

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I am a Cibola Vista homeowner and my address is [REDACTED] I am reaching out to clarify that I am a NO vote on the apartment complex proposal.

Thank you for your attention to this matter.

Mary Daley  
[REDACTED]

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Please rectify the shortcomings tonight  
**Date:** Thursday, November 6, 2025 10:13:09 PM

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Hello Sarah,

I'm highly disappointed on how everything was dismissed from the petition not being acknowledged (saying unverified) to flat out lies shared by the applicant and his teams.

Before the city council meeting. I want you to verify and do whatever else the city needs to do to address this discrepancies or misrepresentations.

If the City truly serves ALL, then please show me through the collective efforts of the City Staff that you help to verify or clarify any and all opposition is counted and processed (and as the lady stated today...verify that support really was support and not people bamboozled). There is no forum for the people to be listened. That much was evident tonight.

Please rectify now.

Sincerely-

Jeremy

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Please read: Cibola Vista (GPA24-06 and Z00-10.A.6)  
**Date:** Thursday, November 20, 2025 8:30:18 AM

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Hello Sarah, my name is Bryan Trippe.

I strongly oppose the proposed rezoning of the subject parcel, "Cibola Vista (GPA24-06 and Z00-10.A.6)"!!

The existing zoning reflects the long-standing character and integrity of our neighborhood; we have been united as a community in opposing the Apartments being built.

(we purchased our homes knowing, there is no zoning in our community for apartments)!!!

I believe that altering the zoning would undermine the community's voice and place undue strain on local services, infrastructure, and schools. Our schools are at full capacity.

Also, this would add at minimum 300+ automobiles crammed into an already small area!

Rezoning would shift the use of land in a direction that we, the residents, clearly have not asked for! We would like to believe that the City of Peoria would hold integrity and fidelity in regard to the current zoning, within the community we love and call our home. Put yourself in our shoes before you do this, please.

Thank you,  
Bryan Trippe

**From:** [REDACTED]  
**Subject:** Planning and zoning amendments  
**Date:** Thursday, November 6, 2025 4:24:43 PM

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Hello,

I am writing today to oppose the following amendments to the Cibola Vista Resort and Jomax Rezone.

Resort Residences at Cibola Vista: Minor General Plan Amendment (GPA24-06).

Resort Residences at Cibola Vista: Major PAD Amendment (Z00-10A.6)

7300 Jomax: Rezone (Z23-14)

The amendments are not fixing a problem, just making a new one.

Thank you,  
Shannon Ceimo

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Opposition to Rezoning for the 302-Unit Apartment Project at Cibola Vista  
**Date:** Friday, November 7, 2025 8:35:09 AM

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You don't often get email from [REDACTED] [Learn why this is important](#)

Hello,

I am writing to express my strong opposition to the rezoning request for the proposed 302-unit apartment project at Cibola Vista.

This development would negatively impact traffic, safety, property values, and the overall quality of life for nearby communities. I kindly ask the city to reject this rezoning request.

Thank you for your time and consideration.

Sincerely

[REDACTED]

Peoria Resident

**From:** [REDACTED]  
**To:** [Sarah Dircks](#); [REDACTED]  
**Subject:** Opposition to Resort Residences at Cibola Vista  
**Date:** Wednesday, November 12, 2025 5:39:21 PM

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Dear Ms. Dircks,

We would like to formally state our opposition to this development. We request that you include our statement in your official public report.

Our concern is that this project is not aligned with the surrounding community and will negatively impact traffic, noise, and the overall residential environment that current homeowners value.

Please confirm that my comments will be entered into the public record and considered by both commissions before any decisions are made.

Thank you for your time and attention to this matter.

Sincerely,  
Angie and Darius Gilmore

[REDACTED]  
Escena homeowners

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Opposition to Proposed Rezoning – Cibola Vista (GPA24-06 & Z00-10.A.6)  
**Date:** Sunday, November 16, 2025 11:08:37 AM

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Dear Sarah,

My name is SzuHan Wang, and I am a resident of the Peoria community. I am writing to respectfully express my strong opposition to the proposed rezoning of the Cibola Vista parcel (GPA24-06 and Z00-10.A.6).

The current zoning has long reflected the established character, integrity, and expectations of our neighborhood. Many of us purchased our homes with the understanding that this area would not be zoned for apartment development, and this understanding has been a foundational part of our community's identity.

Changing the zoning at this time would significantly impact our community's voice and place additional strain on local services, infrastructure, and schools—many of which are already operating at or near capacity. Redirecting the land use toward high-density apartments is not aligned with the desires or needs expressed by the residents who live here.

As members of this community, we remain united in our support for maintaining the current zoning. We kindly ask that the City of Peoria uphold the integrity of the existing plan and prioritize the long-term well-being of the neighborhoods that call this area home.

Thank you for your time and consideration. I sincerely appreciate your service to our city and your willingness to listen to residents' concerns.

Respectfully,  
SzuHan Wang

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Opposition to Multi-Family apartments 85383  
**Date:** Sunday, November 23, 2025 10:47:58 AM

---

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

You don't often get email from [REDACTED] [Learn why this is important](#)

Good morning Sarah,

My name is Taylor Woodruff. I live in the Cibola Vista neighborhood. My address is [REDACTED]  
[REDACTED]

I would like you to document that I am opposed to the proposed Multi-Family housing apartment complex at the corner of pleasant parkway and lake pleasant across the street from cibola Vista resort.

Sincerely,  
Taylor Woodruff

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Opposition to Multi Family Housing Apartments  
**Date:** Sunday, November 23, 2025 10:44:51 AM

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You don't often get email from [REDACTED] [Learn why this is important](#)

Good morning Sarah, my name is Parker Woodruff. I live in the Cibola Vista neighborhood. My address is [REDACTED]

I would like you to document that I am opposed to the proposed Multi-Family housing apartment complex at the corner of pleasant parkway and lake pleasant across the street from cibola Vista resort.

Sincerely,  
Parker Woodruff

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Opposition to Cibola Vista rezoning  
**Date:** Wednesday, November 19, 2025 10:41:49 AM

---

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

You don't often get email from [REDACTED] [Learn why this is important](#)

Hello Sarah, my name is Brett Ivankovich. I strongly oppose the proposed rezoning of the subject parcel, "Cibola Vista (GPA24-06 and Z00-10.A.6)"!! The existing zoning reflects the long-standing character and integrity of our neighborhood We have been united as a community in opposing the Apartments being built, especially because we purchased our homes knowing, there is no zoning in our community for apartments!!! I believe that altering the zoning would undermine the community's voice and place undue strain on local services, infrastructure, and schools. Our schools are full to capacity. Rezoning would shift the use of land in a direction that we, the residents, clearly have not asked for! We would like to believe that the City of Peoria would hold integrity and fidelity in regards to current zoning, within the community we love and call our home.

Sincerely

Brett Ivankovich

[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**To:** [Sarah Dircks](#); [REDACTED]  
**Subject:** Opposition to Cibola Vista Apartments  
**Date:** Saturday, November 22, 2025 3:29:57 PM

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Ms. Dircks and Mr. Bullock:

I am writing to let you know my strong opposition to the proposed apartment complex that is being suggested for the 300+ Cibola Vista apartments located along Lake Pleasant Parkway and Pinnacle Vista Drive. The 300+ apartments will cause even further traffic congestion in the area which already is highly congested,, as well as decrease housing values for those of us who live in the area.

Steven Kreinberg  
[REDACTED]

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** opposed to the proposed Multi-Family housing apartment complex  
**Date:** Thursday, November 6, 2025 7:59:43 PM

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You don't often get email from [REDACTED] [Learn why this is important](#)

Hello Sarah, my name is Sheldon Masias I live in the Cibola Vista neighborhood. My address is [REDACTED]. I would like you to document that I am opposed to the proposed Multi-Family housing apartment complex at the corner of pleasant parkway and lake pleasant across the street from cibola Vista resort.

Sincerely,

Sheldon Masias

**From:** [REDACTED]  
**To:** [Sarah Dircks](#); [Matt Bullock](#)  
**Subject:** OPPOSED- Cibola Vista (GPA24-06 and Z00-10.A.6)  
**Date:** Saturday, November 8, 2025 8:14:52 AM

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You don't often get email from [REDACTED] [Learn why this is important](#)

Hello Sarah,

My name is Laura Vaughn. As a resident of Pleasant Valley and small business owner in North Peoria, I strongly oppose the proposed rezoning of the subject parcel, "Cibola Vista (GPA24-06 and Z00-10.A.6)"!! The existing zoning reflects the long-standing character and integrity of our neighborhood.

We have been united as a community in opposing the Apartments being built, especially because we purchased our homes knowing, there is no zoning for this!!!

I believe that altering the zoning would undermine the community's voice and place undue strain on local services, infrastructure and schools. Our schools are full to capacity. Rezoning would shift the use of land in a direction that we, the residents, clearly have not asked for! We would like to believe that the City of Peoria would hold integrity and fidelity in regards to current zoning, within the community we love and call our home.

Thank you,

Laura A. Vaughn  
[REDACTED]

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Oppose Cibola Vista Apartment Rezoning  
**Date:** Wednesday, November 19, 2025 9:24:41 AM

---

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

You don't often get email from [REDACTED] [Learn why this is important](#)

Hello Sarah, my name is Jenn Rhoades. I strongly oppose the proposed rezoning of the subject parcel, "Cibola Vista (GPA24-06 and Z00-10.A.6)"!! The existing zoning reflects the long-standing character and integrity of our neighborhood.

We have been united as a community in opposing the Apartments being built, especially because we purchased our homes knowing there is no zoning in our community for apartments!!!

I believe that altering the zoning would undermine the community's voice and place undue strain on local services, infrastructure and schools. Our schools are full to capacity. Rezoning would shift the use of land in a direction that we, the residents, clearly have not asked for!

We would like to believe that the City of Peoria would hold integrity and fidelity in regards to current zoning, within the community we love and call our home.

Jenn Rhoades

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Oppose Cibola Vista Apartment Rezoning  
**Date:** Wednesday, November 19, 2025 9:24:40 AM

---

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

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hello Sarah, my name is Danny Rhoades. I strongly oppose the proposed rezoning of the subject parcel, "Cibola Vista (GPA24-06 and Z00-10.A.6)"!! The existing zoning reflects the long-standing character and integrity of our neighborhood.

We have been united as a community in opposing the Apartments being built, especially because we purchased our homes knowing there is no zoning in our community for apartments!!!

I believe that altering the zoning would undermine the community's voice and place undue strain on local services, infrastructure and schools. Our schools are full to capacity. Rezoning would shift the use of land in a direction that we, the residents, clearly have not asked for!

We would like to believe that the City of Peoria would hold integrity and fidelity in regards to current zoning, within the community we love and call our home.

Danny Rhoades



**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Oppose apts in cibola vista  
**Date:** Thursday, November 6, 2025 6:01:04 PM

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

You don't often get email from [REDACTED] [Learn why this is important](#)

Hello Sarah, my name is Lucas Feltner. I live at [REDACTED] I strongly oppose the proposed rezoning of the subject parcel, "Cibola Vista (GPA24-06 and Z00-10.A.6)"!! The existing zoning reflects the long-standing character and integrity of our neighborhood.

Thank you,

Lucas Feltner

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** North Peoria apartment project  
**Date:** Monday, November 10, 2025 1:17:57 AM

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You don't often get email from [REDACTED] [Learn why this is important](#)

Hello Sarah, my name is Scott Wilkinson, I live in the Cibola Vista neighborhood. My address is [REDACTED] I would like you to document that I am opposed to the proposed Multi-Family housing apartment complex at the corner of pleasant parkway and lake pleasant across the street from Cibola Vista resort.

Sincerely,

Scott Wilkinson

**From:**   
**To:** [Sarah Dircks](#)  
**Subject:** No apartments!  
**Date:** Wednesday, November 19, 2025 7:36:17 AM

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

I am very disheartened to hear that apartments are planned in and around homes in Cibola Vista and near Alboravita and other neighbors in the area. PLEASE do not allow this to happen. It will cause home values to diminish, way more traffic and congestion, and increase crime. Statistics show that apartment complexes bred crime, and we moved to Terramar because it is a rather low crime area.

I respectfully ask that any plans for apartments within these nice neighborhoods be stopped!

Thank you,  
Patti Miller

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Name & address  
**Date:** Monday, November 17, 2025 7:03:31 PM

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You don't often get email from [REDACTED] [Learn why this is important](#)

Dennis Wisby [REDACTED]

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Date:** Thursday, November 6, 2025 5:58:25 PM

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You don't often get email from [REDACTED]. [Learn why this is important](#)

Hello Sarah, my name is Angie Weaver. I live at [REDACTED] I strongly oppose the proposed rezoning of the subject parcel, "Cibola Vista (GPA24-06 and Z00-10.A.6)"!! The existing zoning reflects the long-standing character and integrity of our neighborhood.

Thank you for taking the time to read my email.

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Date:** Thursday, November 6, 2025 4:55:11 PM

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You don't often get email from [REDACTED]. [Learn why this is important](#)

**Hello Sarah, my name is Jacob Magda I live in the Cibola Vista neighborhood. My address is [REDACTED] I would like you to document that I am opposed to the proposed Multi-Family housing apartment complex at the corner of pleasant parkway and lake pleasant across the street from cibola Vista resort.**

Sincerely, Jacob Magda

Jacob Magda  
[REDACTED]

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** I was lied to.  
**Date:** Saturday, November 22, 2025 8:28:45 PM

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Dear Ms. Dircks,

My name is Chad Baker, and my family and I recently moved to [REDACTED] in September of this year. We are thoroughly enjoying the community.

I am writing to clarify my position on the Cibola Vista Resort expansion following a very misleading petition encounter. I was approached by a man who falsely claimed the petition sought to limit the addition's number of stories to 2. He presented himself as an opponent to the resort expansion, hired to prevent an "eyesore" for residents. He claimed the resort was already approved to be built via a vote that had passed.

I have since learned that the petition I signed actually *\*supports\** the new Cibola Vista Resort addition. I want to make it unequivocally clear that I do NOT support this development. While I regret not scrutinizing the document more carefully at the time, I felt it crucial to correct my recorded stance immediately.

Sincerely,  
Chad Baker

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** I Oppose Cibola Vista Apartment Rezoning  
**Date:** Thursday, November 20, 2025 9:27:41 AM

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

You don't often get email from [REDACTED] [Learn why this is important](#)

Hello Sarah, my name is Ron Abreu. I strongly oppose the proposed rezoning of the subject parcel, "Cibola Vista (GPA24-06 and Z00-10.A.6)"!! The existing zoning reflects the long-standing character and integrity of our neighborhood We have been united as a community in opposing the Apartments being built, especially because we purchased our homes knowing, there is no zoning in our community for apartments!!! I believe that altering the zoning would undermine the community's voice and place undue strain on local services, infrastructure, and schools. Our schools are full to capacity. Rezoning would shift the use of land in a direction that we, the residents, clearly have not asked for! We would like to believe that the City of Peoria would hold integrity and fidelity in regard to current zoning, within the community we love and call our home.

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** I Oppose Cibola Vista Apartment Rezoning  
**Date:** Thursday, November 20, 2025 9:26:22 AM

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

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Hello Sarah, my name is Ron Abreu. I strongly oppose the proposed rezoning of the subject parcel, "Cibola Vista (GPA24-06 and Z00-10.A.6)"!! The existing zoning reflects the long-standing character and integrity of our neighborhood. We have been united as a community in opposing the Apartments being built, especially because we purchased our homes knowing, there is no zoning in our community for apartments!!! I believe that altering the zoning would undermine the community's voice and place undue strain on local services, infrastructure, and schools. Our schools are full to capacity. Rezoning would shift the use of land in a direction that we, the residents, clearly have not asked for! We would like to believe that the City of Peoria would hold integrity and fidelity in regard to current zoning, within the community we love and call our home.

Ron Abreu

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** I live in [Cibola Vista] here in Peoria. 27239 N 93rd ave  
**Date:** Wednesday, November 19, 2025 9:55:54 AM

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

I live in [Cibola Vista] here in Peoria. [REDACTED]  
My concern is the rapid development happening in North Peoria — much of it driven by demand from the TSMC plant — is putting serious pressure on our community. The housing, apartments, and hotel projects being proposed are not natural, local growth. They are spillover from an industrial project outside our city, and Peoria residents are being asked to absorb the impacts.

**First, traffic.**

Lake Pleasant Parkway, Happy Valley Road, and the 303 are already strained. Adding thousands of new high-density units will make traffic unsafe unless road expansions and comprehensive traffic planning happen *before* any more projects are approved.

**Second, the desert we value is disappearing.**

Peoria is known for its open Sonoran Desert and natural beauty. Once those areas are built on, they're gone forever. We're asking the city to slow down and protect the open land that defines North Peoria.

**Third, zoning changes.**

High-density apartments, hotels, and mixed-use projects are being proposed in areas never meant for this level of development. These zoning changes are happening too quickly and without real community input or transparency.

**Fourth, safety concerns.**

Rapid density increases strain police resources and increase calls for service. Public safety should be addressed *before* new development is approved, not after.

**And importantly:**

As a community, **we should not have to change because of TSMC.** These decisions do not benefit the people who live here. **Residents do not profit from this — investors and TSMC do.** Yet we are the ones expected to absorb the traffic, the density, the loss of desert, and the impact on safety and quality of life. In closing, Peoria residents are not against growth — we are asking for *responsible* growth. Please pause high-density approvals, reconsider zoning changes, and ensure infrastructure, safety, and community needs come first.

Thank you for your time.

Gina Baker  
Sandra Day O'Connor H.S.  
[REDACTED]

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Cc:** [REDACTED]  
**Subject:** FW: December 16th City Council Meeting  
**Date:** Friday, November 21, 2025 3:11:30 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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

This is the email and attachment that I received and sent to my BOD for their direction.

**\*\*Upcoming Office Closures:**

**Thursday, November 27<sup>th</sup> and Friday November 28<sup>th</sup> – Thanksgiving Holiday**

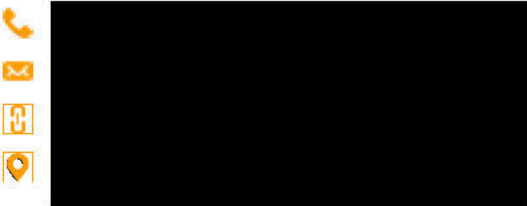
**\*\*\*Business Hours: Monday – Thursday 9:00am – 5:00pm & Friday 9:00am – 3:00pm\*\*\***

**Did you know that your community has a Homeowner Portal that can be accessed 24/7?** You will have access to your Communities Design Guidelines, you can view your account history, violation(s)/photo(s) history, submit and check status of architectural requests, and much more. To access the Homeowner Portal please visit:

<https://cityproperty.com/hportal/>

Sincerely,

Betsy Baca, CAAM  
Community Manager  
City Property Management Company



[Please take our customer satisfaction survey](#)

This e-mail message is for the sole use of the intended recipient(s) and may contain confidential, sensitive and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail or telephone to notify of the unintended receipt and destroy all copies of the original message. All information included in this email has been obtained from sources deemed reliable, however we advise the recipient(s) satisfy themselves to the accuracy of the information.

---

**From:** Save Peoria [REDACTED]  
**Sent:** Wednesday, November 19, 2025 10:14 AM  
**Subject:** December 16th City Council Meeting

Good morning,

Please see the attached flyer for the upcoming Peoria City Council meeting on December 16, 2025, and kindly share it with your residents. At this meeting, the Council will be voting on the proposed Cibola Vista Apartments.

# Stop APARTMENTS



## WHAT YOU NEED TO KNOW

The Peoria Planning & Zoning committee had approved for “urban” rezoning on the proposed site so the developer can build 300+ apartments. The project must now go to the Mayor and City Council for a vote.

# WE CAN STILL STOP THEM!

## WHAT YOU CAN DO

Attend the City Council Meeting! **We need residents in person to voice their opposition!**  
December 16<sup>th</sup>, 2025 6pm  
Public Safety Building  
8351 W. Cinnabar Ave  
Peoria Room

**Email your opposition to:**  
Sarah Dircks:  
[Sarah.Dircks@peoriaaz.gov](mailto:Sarah.Dircks@peoriaaz.gov)  
Councilmember Matt Bullock:  
[Matt.bullock@peoriaaz.gov](mailto:Matt.bullock@peoriaaz.gov)

**Stay informed at:**  
[www.supportsmartgrowth.com](http://www.supportsmartgrowth.com)

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Cibola Vista: Opposition to Proposed Apartment Development  
**Date:** Sunday, November 9, 2025 12:47:22 PM

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

You don't often get email from [REDACTED] [Learn why this is important](#)

Hi Sarah,

I am writing to inform you that we do **not approve** of the proposed apartment development planned for our neighborhood. We believe this project would not be in the best interest of our community and respectfully ask that this proposal not move forward. Our address [REDACTED] [REDACTED] Please confirm receipt.

Thank you for your time and consideration.

Sincerely,

Marie



**Marie Shafer**  
PROFESSIONAL  
EXECUTIVE REALTOR



Experience Extraordinary  
Every Client, Every Time.  
No Exceptions, No  
Excuses.



**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Cibola Vista  
**Date:** Sunday, November 9, 2025 8:48:45 AM

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

You don't often get email from [REDACTED]. [Learn why this is important](#)

..... Hello Sarah, my name is Karen Bridgeman . I strongly oppose the proposed rezoning of the subject parcel, "Cibola Vista (GPA24-06 and Z00-10.A.6)"!! The existing zoning reflects the long-standing character and integrity of our neighborhood

We have been united as a community in opposing the Apartments being built, especially because we purchased our homes knowing, there is no zoning in our community for apartments!!!

I believe that altering the zoning would undermine the community's voice and place undue strain on local services, infrastructure and schools. Our schools are full to capacity. Rezoning would shift the use of land in a direction that we, the residents, clearly have not asked for! We would like to believe that the City of Peoria would hold integrity and fidelity in regards to current zoning, within the community we love and call our home. Please share this with Mayor Beck and the council

Karen Bridgeman  
Resident of Peoria

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Cibola vista  
**Date:** Saturday, November 8, 2025 10:06:15 PM

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

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Hello Sarah, my name is Dixie Raxter . I strongly oppose the proposed rezoning of the subject parcel, "Cibola Vista (GPA24-06 and Z00-10.A.6)"!! The existing zoning reflects the long-standing character and integrity of our neighborhood

We have been united as a community in opposing the Apartments being built, especially because we purchased our homes knowing, there is no zoning in our community for apartments!!!

I believe that altering the zoning would undermine the community's voice and place undue strain on local services, infrastructure and schools. Our schools are full to capacity. Rezoning would shift the use of land in a direction that we, the residents, clearly have not asked for! We would like to believe that the City of Peoria would hold integrity and fidelity in regards to current zoning, within the community we love and call our home.

Dixie Raxter

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Cibola Vista  
**Date:** Sunday, November 9, 2025 2:26:12 PM

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Please NO apartments at Cibola Vista!! We have an huge apartment complex going up on 83rd and Happy Valley. Let's not ruin this beautiful community with more appartments!  
Susan Helms

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Cibola Vista  
**Date:** Thursday, November 20, 2025 9:38:58 AM

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

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Hello Sarah, my name is Kirsten and I strongly oppose the proposed rezoning of the subject parcel, "Cibola Vista (GPA24-06 and Z00-10.A.6)"!! The existing zoning reflects the long-standing character and integrity of our neighborhood

We have been united as a community in opposing the Apartments being built, especially because we purchased our homes knowing, there is no zoning in our community for apartments!!!

I believe that altering the zoning would undermine the community's voice and place undue strain on local services, infrastructure and schools. Our schools are full to capacity. Rezoning would shift the use of land in a direction that we, the residents, clearly have not asked for! We would like to believe that the City of Peoria would hold integrity and fidelity in regards to current zoning, within the community we love and call our home.

We should not be catering to a foreign business and their employees.

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Cibola Vista Zoning  
**Date:** Monday, November 10, 2025 10:40:38 AM

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

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hello Sarah, my name is Kathleen Del Pozzo. I strongly oppose the proposed rezoning of the subject parcel, "Cibola Vista (GPA24-06 and Z00-10.A.6)"!! The existing zoning reflects the long-standing character and integrity of our neighborhood

We have been united as a community in opposing the Apartments being built, especially because we purchased our homes knowing, there is no zoning in our community for apartments!!!

I believe that altering the zoning would undermine the community's voice and place undue strain on local services, infrastructure and schools. Our schools are full to capacity. Rezoning would shift the use of land in a direction that we, the residents, clearly have not asked for! We would like to believe that the City of Peoria would hold integrity and fidelity in regards to current zoning, within the community we love and call our home.

**From:** [REDACTED]  
**To:** [Sarah Dircks](#); [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Cibola Vista rezoning for apartment development  
**Date:** Sunday, November 23, 2025 12:44:47 PM

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

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My wife Dana Story and I mistakenly signed a petition in support of the apartment development adjacent to the Cibola Vista resort. We want to go on record that we OPPOSE this plan. We were led to believe by a person who came to our door seeking signatures in support that this was for expansion of the CV resort but with single level villas and 2 and 3 story time shares (similar to the resort but lower height). It was not explained that it was for apartments. As stated above, my wife Dana and I are opposed to this development plan. For the record, we own and reside at our home at

[REDACTED]  
Thank you.

Tim Story  
[REDACTED]

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Cc:** [REDACTED]  
**Subject:** Cibola Vista Development  
**Date:** Sunday, November 16, 2025 7:52:44 PM

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

You don't often get email from [REDACTED] [Learn why this is important](#)

To Whom it may concern,

I'm writing to formally express my strong opposition to the proposal Cibola Resort to add apartment homes within our small suburban community.

Our neighborhood was intentionally designed—and chosen by its residents—for its quieter pace, limited density, and strong sense of community. Adding a large number of apartment units to an already fully utilized area would permanently alter the character of our community and strain resources that are already operating at capacity.

#### Key Concerns

- **Traffic & Safety:** Our existing roadways were not designed for high-density housing. Increased daily traffic will affect school routes, emergency response times, and overall neighborhood safety.
- **Infrastructure Strain:** Water, sewer, and public services are already stretched. A high-density development will require upgrades that local taxpayers may end up funding.
- **Loss of Community Character:** A resort-expanded apartment complex changes the tone of our residential environment, shifting it toward transient or high-turnover housing rather than long-term community investment.
- **Environmental Impact:** Increased noise, pollution, and land disturbance could harm the natural spaces and wildlife that make this community unique.

#### Community Expectations

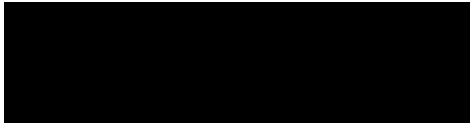
The residents in this suburb consistently support smart, sustainable growth—growth that fits the existing footprint and respects the unique identity of the area. The proposed expansion does not align with the city's long-term planning goals or the values that attract families here.

#### Request for Action

I respectfully urge you to **deny this proposal** and maintain the zoning protections that safeguard our neighborhood. We trust you to represent the interests of the community and ensure that development decisions are made with long-term stability—and quality of life—in mind.

Thank you for your time, attention, and commitment to preserving the integrity of our town. I would appreciate being kept informed of all public hearings and decisions regarding this matter.

Jennifer Vaden  
The Carol Royse Team  
Your Home Sold Guaranteed Realty



**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Cibola Vista Apartments  
**Date:** Tuesday, November 11, 2025 12:32:09 PM

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You don't often get email from [REDACTED]. [Learn why this is important](#)

Hi Sarah,

I am Robert W. Hansen and I live at [REDACTED]. My cell # is [REDACTED].

I was at the Planning and Zoning Commission Meeting on 11/6/2025 on the Cibola Vista Apartments. I am disappointed the Peoria Planning and Zoning Commission voted to approve the 302-unit Cibola Vista apartment project. I do not support the project.

Does the Peoria Planning and Zoning Commissions vote to approve mean this matter is done, no more discussions can change this matter? Or is there still hope of overturning what was voted on? If yes, what actions could cause the vote to be overturned? I hope you are in an unbiased position to share this type of information with me.

Thank you for any courtesy of a reply you give me.

Best regards,

Robert W. Hansen aka Bob

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Cibola Vista apartments  
**Date:** Friday, November 21, 2025 6:05:59 PM

---

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You don't often get email from [REDACTED] [Learn why this is important](#)

I'm very much against this apartment complex. We live directly across the street and we have more traffic than we like.

Sent from my Verizon, Samsung Galaxy smartphone

**From:** [REDACTED]  
**To:** [REDACTED] [Sarah Dircks](#)  
**Subject:** Cibola Vista Apartments Update  
**Date:** Thursday, November 20, 2025 8:37:34 PM

---

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Good evening, everyone,

A few items have come up over the last couple of days that I want to bring to your attention:

1. As many of you know, there appears to be a conflict of interest involving a board member of the Cibola Vista HOA, who also serves on the Board of Adjustment and works for a private company in Peoria with relationships to the City.
2. I believe you are also aware that Charrae Thomas-Holmes, who lives 34 miles from Peoria and is reportedly a personal friend of the Chair of the City of Peoria Planning and Zoning Department, was the only “yes” vote for the apartment project. Neither the City nor the developer was able to present a single supportive speaker from within Peoria at the meeting.
3. Below is another example of concerns raised regarding the actions of the developer and the Cibola Vista HOA board member referenced above. This reflects what a volunteer encountered today. Personal information has been redacted with “\*\*\*.” These incidents contribute to ongoing concerns about inappropriate or unethical behavior involving the P&Z Chairperson, the developer and the individual serving on both the Board of Adjustment and the Cibola Vista HOA (despite reportedly no longer residing there).
4. We have to wonder whether Neil, the owner of Cibola Vista Resort, is aware of these concerns. We suspect he may not be. It is unclear what the motivation is between Opus, the P&Z Chair and the former Cibola Vista resident mentioned earlier, but their involvement seems to be at the center of these issues.
5. Mayor Beck and Councilmember Bullock, we have reached out multiple times and have expressed our willingness to take you up on your offer to meet for coffee. We are still waiting to schedule that meeting and hope to speak with both of you before the next council session. Please let us know what works best for your schedules. Please see what our volunteer encountered below.

Happy Thanksgiving -

“Okay, so I took this map out this afternoon....

I wanted to fact, check the “Support”, for the apartments”.....

This is the picture they showed at the Planning meeting. Someone took a picture and posted it on Facebook. The blue dots indicate homes where residents, “support” the apartments.

I went straight to \*\*\*\*\* , another part of the neighborhood, that would border the apartments....

You will notice in the map, there are numerous blue dots, indicating support of residents on

this road.

I knocked on every door, (and taped up a flyer, if they were not home).

I spoke to 16 residents.

15 of them are extremely opposed the apartments. Seven of them said that they were lied to, or deceived into saying they were in support. They thought they were signing up for opposition (or deceived in some of their manner). A few of the blue dots, the owner is absolutely refused that they ever signed anything, and never would sign in support.

I encouraged all of them to please email Sarah Dircks, include their address. Also include that the opposition indicates that hi sweetheart, they support the apartments, they were lied to, and they do not support the apartments. They all assured me they would be certain to email.

I had a couple commit to coming to the meeting as well.

I had nine of them give me their email addresses, (I did not ask all of them). I want to send emails to encourage everyone to attend the HOA meeting on Monday. We need to insist that they send emails out to all Cibola Vista residents!

None of them had received any email regarding the apartments, and none of them are happy with our community, or Peoria, leadership!!!

I will continue to debunk this map tomorrow. I'm going to the street with the most blue areas "support", to see what we can really find out."

**From:** [REDACTED]  
**To:** [Sarah Dircks](#); [REDACTED]  
**Subject:** Cibola Vista Apartment Proposal  
**Date:** Thursday, November 20, 2025 5:29:11 PM

---

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Hello,

I live at [REDACTED] and would like to express that I strongly oppose the building of apartments across from the Cibola Vista Resort. I was shown a map indicating that our household supports this initiative however that is incorrect. We do not want apartments anywhere near our home.

Regards,  
Karen O'Shea

Get [Outlook for iOS](#)

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Cibola Vista apartment project  
**Date:** Thursday, November 6, 2025 2:59:16 PM

---

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Dear Ms. Dircks,

As a Westwing resident, I am writing to express my opposition to the proposed Cibola Vista apartment project. This development is incompatible with the surrounding neighborhoods and will negatively impact traffic, safety, property values, and the overall quality of life for residents in the area.

Please count this email as my formal opposition to the project.

Sincerely,

Christine Smith  
Westwing Community

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Cibola Vista apartment development  
**Date:** Friday, November 14, 2025 6:20:29 AM

---

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Dear Ms. Dircks,

My husband and I are long time residents of Cibola Vista neighborhood in Peoria, since 2009. Recently, a petition person came around asking us to sign a petition to allow "owner occupied, single family homes" on some undeveloped land near the resort. We felt that intention was in line with the culture and nature of the neighborhood, so we signed. We are horrified to discover that we were lied to and misled and the petition was actually for multi-story apartments and rentals. We have signed numerous petitions over the years to PREVENT just such a thing from being a blight on our neighborhood. Please REMOVE our names from the petition we were misled and lied to about.

Kevin Rogers

Laura Rogers  
[REDACTED]

Thank you for your assistance in this matter.

Sincerely,

Laura Rogers

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Cibola Vista (GPA24-06 and Z00-10.A.6)  
**Date:** Sunday, November 9, 2025 12:17:36 PM

---

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You don't often get email from [REDACTED] [Learn why this is important](#)

Hello Sarah, my name is John Del Pozzo. I strongly oppose the proposed rezoning of the subject parcel, "Cibola Vista (GPA24-06 and Z00-10.A.6)"!! The existing zoning reflects the long-standing character and integrity of our neighborhood

We have been united as a community in opposing the Apartments being built, especially because we purchased our homes knowing, there is no zoning in our community for apartments!!!

I believe that altering the zoning would undermine the community's voice and place undue strain on local services, infrastructure and schools. Our schools are full to capacity. Rezoning would shift the use of land in a direction that we, the residents, clearly have not asked for! We would like to believe that the City of Peoria would hold integrity and fidelity in regards to current zoning, within the community we love and call our home.

John Del Pozzo

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Cibola Vista (GPA24-06 and Z00-10.A.6)  
**Date:** Sunday, November 9, 2025 7:16:56 PM

---

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Hello Sarah, my name is John Del Pozzo. I strongly oppose the proposed rezoning of the subject parcel, "Cibola Vista (GPA24-06 and Z00-10.A.6)"!! The existing zoning reflects the long-standing character and integrity of our neighborhood

We have been united as a community in opposing the Apartments being built, especially because we purchased our homes knowing, there is no zoning in our community for apartments!!!

I believe that altering the zoning would undermine the community's voice and place undue strain on local services, infrastructure and schools. Our schools are full to capacity. Rezoning would shift the use of land in a direction that we, the residents, clearly have not asked for! We would like to believe that the City of Peoria would hold integrity and fidelity in regards to current zoning, within the community we love and call our home.

John Del Pozzo

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Cibola Vista (GPA24-06 and Z00-10.A.6)  
**Date:** Monday, November 10, 2025 12:02:24 PM

---

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You don't often get email from [REDACTED] [Learn why this is important](#)

Hello Sarah, my name is Ron Papini. I strongly oppose the proposed rezoning of the subject parcel, "Cibola Vista (GPA24-06 and Z00-10.A.6)"!! The existing zoning reflects the long-standing character and integrity of our neighborhood

We have been united as a community in opposing the Apartments being built, especially because we purchased our homes knowing, there is no zoning in our community for apartments!!!

I believe that altering the zoning would undermine the community's voice and place undue strain on local services, infrastructure and schools. Our schools are full to capacity. Rezoning would shift the use of land in a direction that we, the residents, clearly have not asked for! We would like to believe that the City of Peoria would hold integrity and fidelity in regards to current zoning, within the community we love and call our home.

Thank you,  
Ron Papini

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Cibola Vista (GPA24-06 and Z00-10.A.6)  
**Date:** Monday, November 10, 2025 11:51:56 AM

---

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You don't often get email from [REDACTED] [Learn why this is important](#)

Hello Sarah, my name is Rita Papini. I strongly oppose the proposed rezoning of the subject parcel, "Cibola Vista (GPA24-06 and Z00-10.A.6)"!! The existing zoning reflects the long-standing character and integrity of our neighborhood

We have been united as a community in opposing the Apartments being built, especially because we purchased our homes knowing, there is no zoning in our community for apartments!!!

I believe that altering the zoning would undermine the community's voice and place undue strain on local services, infrastructure and schools. Our schools are full to capacity. Rezoning would shift the use of land in a direction that we, the residents, clearly have not asked for! We would like to believe that the City of Peoria would hold integrity and fidelity in regards to current zoning, within the community we love and call our home.

Thank you,  
Rita M. Papini

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Cc:** [Carrie](#)  
**Subject:** Cibola Vista (GPA24-06 and Z00-10.A.6)  
**Date:** Wednesday, November 19, 2025 9:06:05 PM

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Hello Sarah, my name is David Thomas. I live within the proposed rezoning area described above and below.

I strongly oppose the proposed rezoning of the subject parcel, "Cibola Vista (GPA24-06 and Z00-10.A.6)"!!

The existing zoning reflects the long-standing character and integrity of our neighborhood!! We have been united as a community in opposing the Apartments being built, especially because we purchased our homes knowing, there is no zoning in our community for apartments!!!

I believe that altering the zoning would undermine the community's voice and place undue strain on local services, infrastructure and schools. Our schools are full to capacity. Rezoning would shift the use of land in a direction that we, the residents, clearly have not ever asked for! We would like to believe that the City of Peoria would hold integrity and fidelity in regards to current zoning, within the community we love and call our home.

Thank you for your immediate attention to this matter.

Sincerely,

David Thomas

[REDACTED]

Sent from my Verizon, Samsung Galaxy smartphone

**From:** [REDACTED]  
**To:** [Sarah Dircks](#); [Councilmember Matt Bullock](#)  
**Subject:** Apartments  
**Date:** Sunday, November 9, 2025 11:56:22 AM

---

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Hello Sarah and Matt

I live in Pleasant Valley subdivision. I very strongly oppose the proposed rezoning of the subject parcel, "Cibola Vista (GPA24-06 and Z00-10.A.6)" The existing zoning reflects the long-standing character and integrity of our neighborhood.

We as a community are united in opposing the apartments being built, especially because we purchased our home with the knowledge and understanding that there is no zoning for this!!!

I believe that altering the zoning would undermine the community's voice and place undue strain on local services, infrastructure and over crowded schools. Our schools are already beyond capacity. Rezoning would shift the use of land in a direction that we clearly have not asked for and do not want!

Please do not allow apartments but instead uphold the character of our neighborhood we have called home for over 20 years.

Sincerely,

Carolyn Denham

[REDACTED]

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Cibola Vista  
**Date:** Friday, November 21, 2025 2:55:14 PM

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You don't often get email from [REDACTED] [Learn why this is important](#)

Hello Sarah,

I strongly oppose the proposed rezoning of the subject parcel, "Cibola Vista (GPA24-06 and Z00-10.A.6)"!! The existing zoning reflects the long-standing character and integrity of our neighborhood

We have been united as a community in opposing the Apartments being built, especially because we purchased our homes knowing, there is no zoning in our community for apartments!!!

I believe that altering the zoning would undermine the community's voice and place undue strain on local services, infrastructure and schools. Our schools are full to capacity. Rezoning would shift the use of land in a direction that we, the residents, clearly have not asked for! We would like to believe that the City of Peoria would hold integrity and fidelity in regards to current zoning, within the community we love and call our home.

Lindsay Plastow

# Stop APARTMENTS



## WHAT YOU NEED TO KNOW

The Peoria Planning & Zoning committee had approved for "urban" rezoning on the proposed site so the developer can build 300+ apartments. The project must now go to the Mayor and City Council for a vote.

# WE CAN STILL STOP THEM!

## WHAT YOU CAN DO

Attend the City Council Meeting! **We need residents in person to voice their opposition!**  
December 16<sup>th</sup>, 2025 6pm  
Public Safety Building  
8351 W. Cinnabar Ave  
Peoria Room

**Email your opposition to:**  
Sarah Dircks:  
Sarah.Dircks@peoriaaz.gov  
Councilmember Matt Bullock:  
Matt.bullock@peoriaaz.gov

**Stay informed at:**  
[www.supportsmartgrowth.com](http://www.supportsmartgrowth.com)

**From:** [Sarah Dircks](#)  
**To:** [REDACTED]  
**Subject:** RE: Cibola Vista apartments  
**Date:** Monday, November 24, 2025 9:00:00 AM

---

Richard,

Your opposition has been recorded, and comments will be shared with City Council in advance of the 12/16 meeting.

**Sarah Dircks, MCP, AICP**

Senior Planner

623-773-7514

[Sarah.Dircks@PeoriaAZ.gov](mailto:Sarah.Dircks@PeoriaAZ.gov)

**City of Peoria | Planning Department**

9875 N. 85th Avenue, Peoria, AZ 85345

Monday through Thursday, 7am to 6pm | **Closed Friday**

[Peoriaaz.gov/planning](http://Peoriaaz.gov/planning)

---

**From:** [REDACTED]  
**Sent:** Monday, November 24, 2025 8:10 AM  
**To:** Sarah Dircks <Sarah.Dircks@peoriaAz.gov>  
**Subject:** RE: Cibola Vista apartments

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Richard Glass [REDACTED]

I think the area is congested enough without this complex. The area can't support the added traffic and congestion.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

**From:** Sarah Dircks <[Sarah.Dircks@peoriaAz.gov](mailto:Sarah.Dircks@peoriaAz.gov)>

**Date:** 11/24/25 7:37 AM (GMT-07:00)

To: [REDACTED]  
Subject: RE: Cibola Vista apartments

Good Morning,  
Based on the subject line of the email it appears like you are emailing about GPA24-06 and Z00-10A.6. My name is Sarah; I am the assigned City reviewer for the aforementioned cases. I will document your comments. Can you please tell me your name and address so I can document your opposition for the case (your contact information will not be publicly accessible).





**Sarah Dircks, MCP, AICP**

Senior Planner  
623-773-7514  
[Sarah.Dircks@PeoriaAZ.gov](mailto:Sarah.Dircks@PeoriaAZ.gov)

**City of Peoria | Planning Department**  
9875 N. 85th Avenue, Peoria, AZ 85345  
Monday through Thursday, 7am to 6pm | **Closed Friday**  
[Peoriaaz.gov/planning](http://Peoriaaz.gov/planning)

---

**From:** [REDACTED]  
**Sent:** Friday, November 21, 2025 6:06 PM  
**To:** Sarah Dircks <[Sarah.Dircks@peoriaAz.gov](mailto:Sarah.Dircks@peoriaAz.gov)>  
**Subject:** Cibola Vista apartments

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You don't often get email from [REDACTED]. [Learn why this is important](#)

I'm very much against this apartment complex. We live directly across the street and we have more traffic than we like.

Sent from my Verizon, Samsung Galaxy smartphone

Sarah Dircks

---

**From:** Tessa Chezek [REDACTED]  
**Sent:** Wednesday, November 5, 2025 7:07 PM  
**To:** Sarah Dircks  
**Subject:** Cibola Vista OPPOSE

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[You don't often get email from [REDACTED] Learn why this is important at [Hello Sarah,](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fprotect.checkpoint.com%2Fv2%2Fr01%2F__https%3A%2F%2Faka.ms%2FLearnAboutSenderIdentification__YzJ1OmF6Y3JwY2l0eXB1b3JpYTpjOm86NDc1NmE3NzdiNzA1NzEzY2UzMGMxMjE2MDdlNGVkNDU6NzoyYTgxOjNjZDVhZDVjNTlhZTljNzExMGY3MTg4OTczZTVmZDBkODc3ZjFkYTM2ZTgxYjdkOWUyM2ZINTAyN2Y4ZGU1Mml6cDpUOkY&data=05%7C02%7CSarah.Dircks%40peoriaaz.gov%7C828973a2a52a4012e2a108de1cd9445b%7Ce9fbf376af0b4f6fac1bcd357220c7c1%7C0%7C0%7C638979916644524730%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslAIiOiJXaW4zMilslkFOljoiTWFpbClslldUljoyfQ%3D%3D%7C80000%7C%7C%7C&sdata=mRmBn%2BmPEGChBo4BmSIDPYsisDuG9V6PWsnW9jVMJgl%3D&reserved=0 ]</a></p></div><div data-bbox=)

My name is Tessa Chezek, I live in the Cibola Vista Neighborhood. My address is 9206 W Bent Tree Dr; Peoria AZ 85383. I would like you to document that I am opposed to the proposed multi-family housing apartment complex at corner of Pleasant Parkway and Lake Pleasant across from Cibola Vista Resort.

Sincerely,

Tessa Chezek  
Sent from my iPhone

Sarah Dircks

---

**From:** Kevin Ehlers [REDACTED]  
**Sent:** Wednesday, November 5, 2025 12:56 PM  
**To:** Sarah Dircks  
**Subject:** Nope

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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[You don't often get email from [REDACTED] Learn why this is important at [Please do not rezone the cibola area to multi family. Also the new hotel at LP and Jomax cannot be pea green which is what it is while under construction. That does not match the desert colors. I am a peoria homeowner, business owner and commercial building owner and know we can do better. This is important.](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fprotect.checkpoint.com%2Fv2%2Fr01%2F__https%3A%2F%2Faka.ms%2FLearnAboutSenderIdentification___.YzJ1OmF6Y3JwY2l0eXB1b3JpYTpjOm86OGMzN2Q0ZjQ4ODIxODU5YmM5NjQyYjQ4MzAxMmFIZWQ6NzoxMTdkOmRhN2YwNzEwMzg4ZTJmYTcwYTJmNjA2ZDNmNTEwMDJlYjYwQ5ZTM5NjAxMDEzZmU5M2lyZjQ2YzNkYWQ1YmVlYzU6cDpUOkY&data=05%7C02%7CSarah.Dircks%40peoriaaz.gov%7C25bfd31e11b44119af4108de1ca56b8e%7Ce9fbf376af0b4f6fac1bcd357220c7c1%7C0%7C0%7C638979693984393301%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoiTWFpbClldUljoyfQ%3D%3D%7C80000%7C%7C%7C&sdata=lkQqA96R9mAuPnwfoMewwWSBKf4HtCwrj96091lmg%3D&reserved=0 ]</p></div><div data-bbox=)

Kevin Ehlers  
[REDACTED]



Sarah Dircks

---

**From:** Marie Perna [REDACTED]  
**Sent:** Tuesday, November 4, 2025 6:28 PM  
**To:** Wes Fackler; Sarah Dircks  
**Subject:** Re: Cibola Vista No Apartments

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Hi Sarah-

I, Marie Perna, also live in Cibola vista at address

[REDACTED]

I also oppose the apartment complex being built at the lake pleasant and jomax cross roads.

Please let me know if you need anything else.

Thanks  
Marie Perna

On Nov 4, 2025, at 6:22 PM, Wes Fackler [REDACTED] wrote:

Sent from my iPhone

Begin forwarded message:

**From:** Sarah Dircks <sarah.dircks@peoriaaz.gov>  
**Date:** November 4, 2025 at 7:57:24 AM MST  
**To:** Wes Fackler [REDACTED]  
**Subject:** RE: Cibola Vista No Apartments

Wes,

I have saved your letter and information for the record. Looking through the documents provided by the applicant I did see your wife and your name in the list of signatures. Your opposition has been noted and received by the City. I cannot accept letters of support or opposition without written correspondence from an individual, but I can accept a comment from Maria

I believe all this can be distractions coming from the builder themselves.  
Shady!!! Not people our city nor the mayor wants to do business with in my  
mind.

Wes Fackler  
Marie Perna



Sarah Dircks

---

**From:** Carolyn Woods [REDACTED]  
**Sent:** Wednesday, November 5, 2025 9:56 AM  
**To:** Planning  
**Subject:** Support Resort Residences at Cibola Vista (GPA24-06 and Z00-10A.6)

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[Some people who received this message don't often get email from user@voterveice.net. Learn why this is important at [Dear Commissioner Planning,](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fprotect.checkpoint.com%2Fv2%2Fr01%2F__https%3A%2F%2Faka.ms%2FLearnAboutSenderIdentification___.YzJ1OmF6Y3JwY2l0eXB1b3JpYTpjOm86YjBkNWVmMTgzNGNhNGYwMjJlN2ViYzc4NDY4NTEyODg6Nzo0ZDY0OjRjNzc4MzNjYU4ZDhlODY2NDFkNGI5MmI5NjViY2Y0ZWE2Zjk4OTM1MDExYzQyNWJjNmRkMWI3MzVzMmNmYjE6cDpGOkY&data=05%7C02%7CSarah.Dircks%40peoriaaz.gov%7C661800b8d28340b56dfa08de1c8cd0c5%7Ce9fbf376af0b4f6fac1bcd357220c7c1%7C0%7C0%7C638979588287313663%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslIAiOiJXaW4zMilSkFOljoITWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=Q%2BPE%2FOg0NvflBg6r%2FKJNEGknB5R%2F6TW%2BQOreU8R%2FB8o%3D&reserved=0 ]</p></div><div data-bbox=)

As a nearby resident, I am writing in support of the Resort Residences at Cibola Vista (GPA24-06 and Z00-10A.6). This project has gone through multiple revisions based on neighborhood feedback and is now a more thoughtful, community-first development:

- Stronger plan than current resort commercial zoning: While the property is currently permitted for four-story hotel buildings without development standard limitations, the proposed plan has been designed to ensure compatibility with the surrounding community.
- Reduced heights & buffers: Since the first submittal, Buildings closest to existing homes within Cibola Vista have been reduced from three and four stories to two stories, with generous buffers of more than 650 feet to the nearest homes to the south and over 300 feet on the east side.
- Better design fit: Two-story Villas are placed along sensitive edges to limit views and preserve privacy.
- Local jobs: With companies like TSMC generating thousands of high-tech, high-wage jobs, this project ensures that high-quality housing options are available for our workforce.
- Community benefit: The Resorts Residences at Cibola Vista incorporates community feedback to create a plan that features meaningful buffers and open spaces for current residents, while also offering an attractive housing option for new residents. This will support the local economy and businesses.

I respectfully urge you to approve this project and allow the Cibola Vista Resort Residences to move forward.

Sincerely,

Carolyn Woods  
[REDACTED]

Sarah Dircks

---

**From:** Kelly Binggeli [REDACTED]  
**Sent:** Wednesday, November 5, 2025 2:00 PM  
**To:** Planning  
**Subject:** Support Resort Residences at Cibola Vista (GPA24-06 and Z00-10A.6)

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I support the neighborhood's actions to detour the placement of a hotel.

As a nearby resident, I am writing in support of the Resort Residences at Cibola Vista (GPA24-06 and Z00-10A.6). This project has gone through multiple revisions based on neighborhood feedback and is now a more thoughtful, community-first development:

- Stronger plan than current resort commercial zoning: While the property is currently permitted for four-story hotel buildings without development standard limitations, the proposed plan has been designed to ensure compatibility with the surrounding community.
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- Better design fit: Two-story Villas are placed along sensitive edges to limit views and preserve privacy.
- Local jobs: With companies like TSMC generating thousands of high-tech, high-wage jobs, this project ensures that high-quality housing options are available for our workforce.
- Community benefit: The Resorts Residences at Cibola Vista incorporates community feedback to create a plan that features meaningful buffers and open spaces for current residents, while also offering an attractive housing option for new residents. This will support the local economy and businesses.

I respectfully urge you to approve this project and allow the Cibola Vista Resort Residences to move forward.

Sincerely,

Kelly Binggeli  
[REDACTED]

Sarah Dircks

---

**From:** Theresa Garcia [REDACTED]  
**Sent:** Wednesday, November 5, 2025 9:56 AM  
**To:** Planning  
**Subject:** Support Resort Residences at Cibola Vista (GPA24-06 and Z00-10A.6)

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I respectfully urge you to approve this project and allow the Cibola Vista Resort Residences to move forward.

Sincerely,

Theresa Garcia  
[REDACTED]

Sarah Dircks

---

**From:** Yalemwork Berihun [REDACTED]  
**Sent:** Wednesday, November 5, 2025 9:55 AM  
**To:** Planning  
**Subject:** Support Resort Residences at Cibola Vista (GPA24-06 and Z00-10A.6)

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I have no objection at all

As a nearby resident, I am writing in support of the Resort Residences at Cibola Vista (GPA24-06 and Z00-10A.6). This project has gone through multiple revisions based on neighborhood feedback and is now a more thoughtful, community-first development:

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I respectfully urge you to approve this project and allow the Cibola Vista Resort Residences to move forward.

Sincerely,

Yalemwork Berihun  
[REDACTED]

Sarah Dircks

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**From:** Kaitlyn Martin [REDACTED]  
**Sent:** Wednesday, November 5, 2025 2:00 PM  
**To:** Planning  
**Subject:** Support Resort Residences at Cibola Vista (GPA24-06 and Z00-10A.6)

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Sincerely,

Kaitlyn Martin  
[REDACTED]

Sarah Dircks

---

**From:** Carolyn Woods [REDACTED]  
**Sent:** Wednesday, November 5, 2025 9:56 AM  
**To:** Planning  
**Subject:** Support Resort Residences at Cibola Vista (GPA24-06 and Z00-10A.6)

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I respectfully urge you to approve this project and allow the Cibola Vista Resort Residences to move forward.

Sincerely,

Carolyn Woods  
[REDACTED]



Sarah Dircks

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**From:** Crista Kleppe [REDACTED]  
**Sent:** Thursday, November 6, 2025 1:10 PM  
**To:** Sarah Dircks  
**Subject:** OPPOSE

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[You don't often get email from [REDACTED] Learn why this is important at [Hello Sarah, my name is Crista Kleppe I live in the Cibola Vista neighborhood. My address is 25997 N. 96th Lane. I would like you to document that I am opposed to the proposed Multi-Family housing apartment complex across the street from Cibola Vista resort.](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fprotect.checkpoint.com%2Fv2%2Fr01%2F__https%3A%2F%2Faka.ms%2FLearnAboutSenderIdentification___.YzJ1OmF6Y3JwY2l0eXB1b3JpYTpjOm86OWQxMjk4ODIyMzc0NTMyOGewOTQwMjZhOWRjZDMyZTI6Nzo4M2E4OjA0ODc5YmJjZTUwYWMyU3YjlmZDJkNzJhYzFkYTliMTg5MGU0ZGQ4ZjlkYmRhNjY2NGNhMzlxODk5Yjk4MTE6cDpUOkY&data=05%7C02%7CSarah.Dircks%40peoriaaz.gov%7C90fe4337304d4fd2e2ac08de1d708bf5%7Ce9fbf376af0b4f6fac1bcd357220c7c1%7C0%7C0%7C638980566371141940%7CUnknown%7CTWFpbgZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOilwLjAuMDAwMClslAIoiJXaW4zMilslkFOIjoITWFpbcIsldUljoyfQ%3D%3D%7C40000%7C%7C%7C&sdata=kRU0hGmwIxZdJGhISqbNvmdwYLupndOwnDUDagSyXkA%3D&reserved=0 ]</p></div><div data-bbox=)

Sincerely, Crista Kleppe