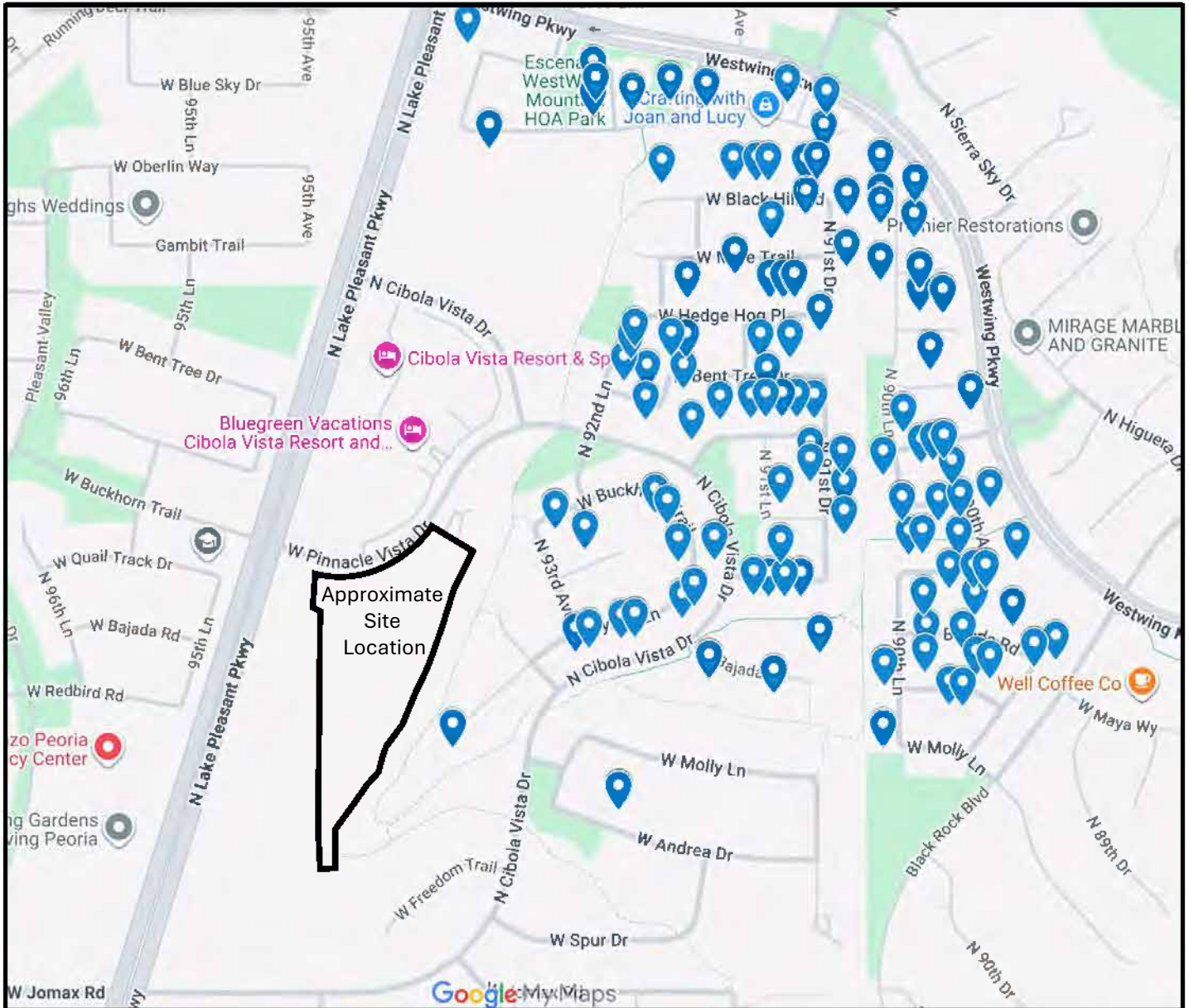


Exhibit 3: Support Vicinity Map



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

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Sincerely,

NAME:

Theron McCarthia

ADDRESS:

EMAIL/PHONE:

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Sincerely,

NAME: Tracy Thiesse

ADDRESS:



EMAIL/PHONE:



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

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Sincerely,

NAME: *Justin Parker*

ADDRESS: 

EMAIL/PHONE:



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

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ADDRESS: 

EMAIL/PHONE:

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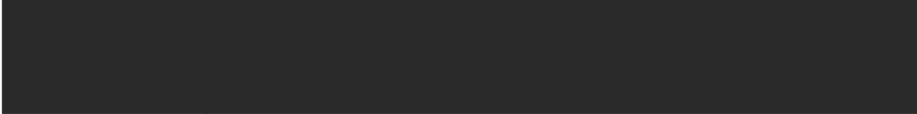
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Sincerely,

NAME: *Amy Perez*

ADDRESS: 

EMAIL/PHONE:

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

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Sincerely,

NAME: *David Pickett*

ADDRESS:



EMAIL/PHONE:

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

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NAME:

Aaron Miller

ADDRESS:



EMAIL/PHONE:



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NAME:

Nina Clifford

ADDRESS:



EMAIL/PHONE:

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

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ADDRESS:



EMAIL/PHONE:

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NAME:

PAUL HARRIS

ADDRESS:

EMAIL/PHONE:

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

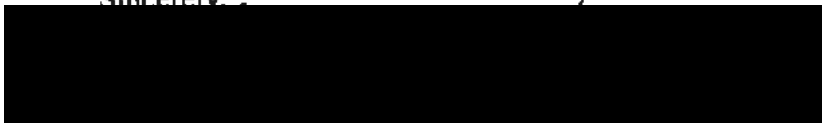
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NAME:

Marcia Karls

ADDRESS:



EMAIL/PHONE:



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NAME:

Paul Fischer

ADDRESS:

[REDACTED]

EMAIL/PHONE:

[REDACTED]

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ADDRESS: 

EMAIL/PHONE: 

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

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NAME: *Beverly Peterson Dulaney*

ADDRESS:



EMAIL/PHONE:



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Sincerely,

NAME:

Matthew Dawson

ADDRESS:

[Redacted Address]

EMAIL/PHONE:

[Redacted Email/Phone]

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NAME: *Jerry Foutz*

ADDRESS



EMAIL/PHONE:

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Sincerely,

NAME: NIKHIL SETHI

ADDRESS: [REDACTED]

EMAIL: [REDACTED]

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Sincerely,

NAME: *Marlene Williams*

ADDRESS:



EMAIL/PHONE:

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NAME: *Jim Williams*

ADDRESS: 

EMAIL/PHONE:

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NAME:

Brad N. Nils

ADDRESS



EMAIL/PHONE:

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NAME: *Tiffany Powers*

ADDRESS:

EMAIL/PHONE:

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

Sincerely,

NAME: *Juliana Florean*

ADDRESS:



EMAIL/PHONE:



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

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Sincerely,

NAME: *Kevin Rogert*

ADDRESS:



EMAIL/PHONE:

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

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Sincerely,

NAME: LAURA ROGERS

ADDRESS:



EMAIL/PHONE:



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NAME: *Terri Hilgers*

ADDRESS:



EMAIL/PHONE:

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NAME: *Kevin Holt*

ADDRESS: 

EMAIL/PHONE:

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NAME: P. EITZEL MAN

ADDRESS:



EMAIL/PHONE:

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Sincerely,

NAME:

Dwight Morris

ADDRESS:



EMAIL/PHONE:

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

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Sincerely,

NAME:

Debra Christensen

ADDRESS:

[REDACTED]

EMAIL/PHONE:

[REDACTED]

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

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Sincerely,

NAME:

Tina Trippe

ADDRESS:



EMAIL/PHONE:

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

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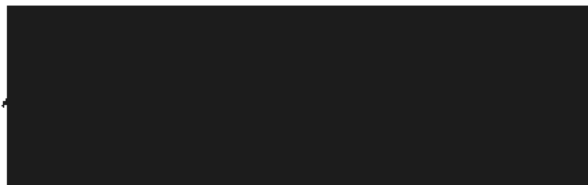
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Sincerely,

NAME: **BRYAN TRITPE**

ADDRESS:



EMAIL/PHONE:

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

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Sincerely,

NAME:

Penny Mondhink

ADDRESS:



EMAIL/PHONE:



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

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NAME:

Cashy Stevens

ADDRESS:



EMAIL/PHONE:

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Sincerely,

NAME: *Valene Webb*

ADDRESS: 

EMAIL/PHONE: 

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

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NAME: Brandon Gonzalez

ADDRESS: 

EMAIL/PHONE:

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

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NAME:

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ADDRESS:

EMAIL/PHONE:

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

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Sincerely,

NAME:

Nathan Miloz

ADDRESS:



EMAIL/PHONE:

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

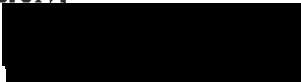
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NAME: *Cameron Dillon*

ADDRESS:



EMAIL/PHONE:

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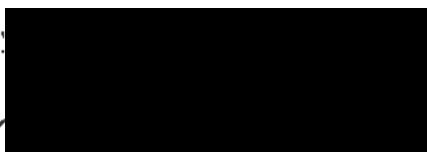
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Sincerely:



NAME:

Alexis Ryan

ADDRESS:



EMAIL/PHONE:

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

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NAME: *RUSSELL AGEE*

ADDRESS:



EMAIL/PHONE:



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

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Sincerely,

NAME: *TRAVIS DIUS*

ADDRESS:



EMAIL/PHONE:



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

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NAME:

ADDRESS:

EMAIL/PHONE:

Emily Taylor

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

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Sincerely,

NAME:

Darvin Garner

ADDRESS:



EMAIL/PHONE:

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

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NAME:

Jeanne Garza

ADDRESS:



EMAIL/PHONE:

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Since 

NAME:

Gerardo Garcia

ADDRESS:



EMAIL/PHONE:

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NAME:

KEISHA CARPENTIER

ADDRESS:



EMAIL/PHONE:

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EMAIL/PHONE:

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Diana L Robineff

ADDRESS:



EMAIL/PHONE:

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NAME: *Braden Gruseck*:

ADDRESS: 

EMAIL/PHONE:

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NAME: Lauren Grusecki

ADDRESS: 

EMAIL/PHONE: 

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S [REDACTED]

NAME:

Kateen Turner

AD [REDACTED]

EMAIL/PHONE [REDACTED]

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

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NAME: *Jasmine Bantcheed*

ADDRESS: 

EMAIL/PHONE:

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

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NAME:

Leata Kie's

ADDRESS:

[REDACTED]

EMAIL/PHONE:

[REDACTED]

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

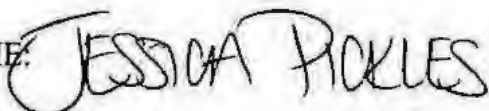
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Michael McClymont

NAME:

ADDRESS:

EMAIL/PHONE:

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NAME: *JASON Mayer*

ADDRESS:



EMAIL/PHONE:



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NAME: *Karen Carr*

ADDRESS:



EMAIL/PHONE:

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NAME: Chase Hansen

ADDRESS:



EMAIL/PHONE:



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ADDRESS:

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NAME: Eileen Barry

ADDRESS:



EMAIL/PHONE:

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NAME: *Heather Dinges*

ADDRESS:



EMAIL/PHONE:

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

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Sincerely,

NAME: *ANDREW FRIEDMAN*

ADDRESS: 

EMAIL/PHONE: 

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

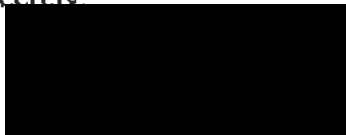
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NAME:

Tim Story

ADDRESS:



EMAIL/PHONE:



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

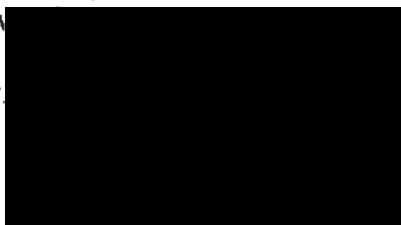
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NAME:

TRENT BERGEN

ADDRESS:



EMAIL/PHONE:

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

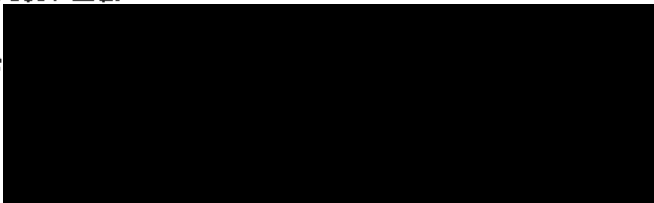
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Since



NAME:

Jennifer Farr

ADDRESS:



EMAIL:



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

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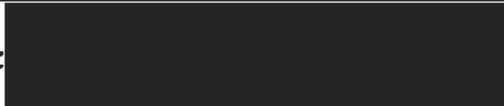
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NAME: *Linda Van Nelson*

ADDRESS:



EMAIL/PHONE:



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

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Greg Morris

ADDRESS:



EMAIL/PHONE:



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Paul Gomez

ADDRESS:



EMAIL/PHONE:

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NAME: *Ryan Shuep*

ADDRESS:



EMAIL/PHONE:

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NAME: Jennifer L. Corso

ADDRESS:



EMAIL/PHONE:



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NAME:

Brett Mehan

ADDRESS:



EMAIL/PHONE:



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Paul Murray

ADDRESS:

EMAIL/PHONE:

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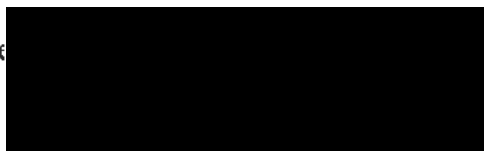
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NAME: *Jennifer Skidmore*

ADDRESS:



EMAIL/PHONE:



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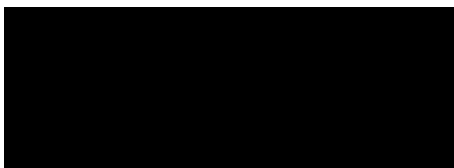
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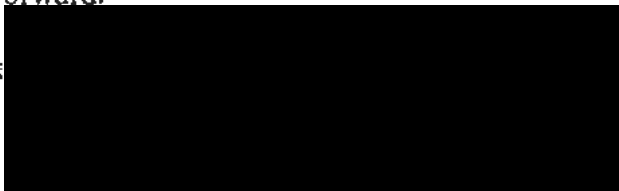
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ADDRESS:



EMAIL/PHONE:



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ADDRESS:

EMAIL/PHONE:

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ADDRESS:



EMAIL/PHONE:



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NAME: *Kristal Porter*

ADDRESS:



EMAIL/PHONE:

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NAME: *Lucia Dean*

ADDRESS:



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ADDRESS:



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NAME:

RYAN HERNANDEZ

ADDRESS:



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NAME:

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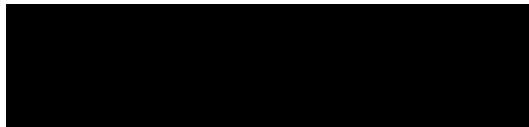
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Sincerely,

NAME:



ADDRESS:



EMAIL/PHONE:

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

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Since 

NAME:

DeAnn Yost

ADDRESS:



EMAIL/PHONE:



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

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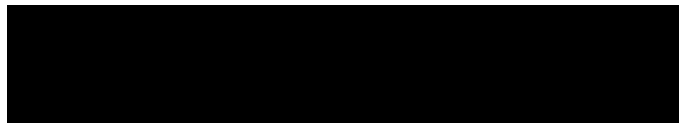
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NAME: Michele Rasch

ADDRESS:



EMAIL/PHONE:



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

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Sincerely,

NAME: *Mary Ashworth*

ADDRESS:



EMAIL/PHONE:

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

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Sincerely,

NAME: ANTHONY KELLAR

ADDRESS: [REDACTED]

EMAIL/PHONE: [REDACTED]

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

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NAME:

CARMEN STURZ

ADDRESS:



EMAIL/PHONE:

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Sincerely,

NAME: *Katelyn Carothers*

ADDRESS: 

EMAIL/PHONE:

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

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Sincerely,

NAME: *Stephanie Russell*

ADDRESS:



EMAIL/PHONE:

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

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Sincerely,

NAME:

John Zueber

ADDRESS:

[Redacted Address]

EMAIL/PHONE:

[Redacted Email/Phone]

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NAME: *Nenos David*

ADDRESS:



EMAIL/PHONE:

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NAME: *Savannah Jones*

ADDRESS:



EMAIL/PHONE:

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ADDRESS: [Redacted]

EMAIL/PHONE: [Redacted]

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NAME: *Rodrigo Munoz*

ADDRESS:

EMAIL/PHONE:

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ADDRESS: 

EMAIL/PHONE: 

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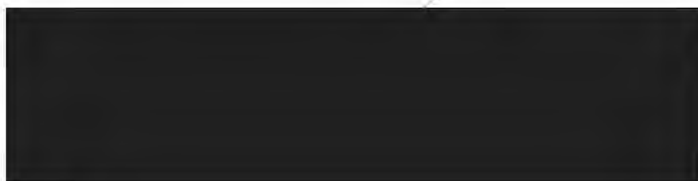
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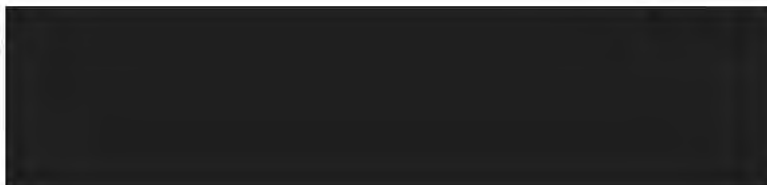
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NAME: *Brenda Weber*

ADDRESS:



EMAIL/PHONE:



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NAME: *Debbie Pearson*

ADDRESS: 

EMAIL/PHONE: 

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

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NAME: *Tony Bass*

ADDRESS:



EMAIL/PHONE:



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

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NAME: Polly Chen

ADDRESS:



EMAIL/PHONE:

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

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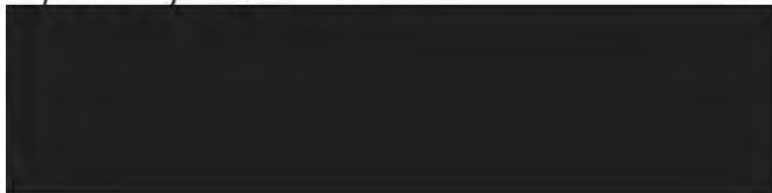
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Sincerely,

NAME:

Kimberly Clover

ADDRESS:



EMAIL/PHONE:

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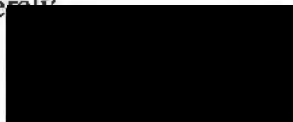
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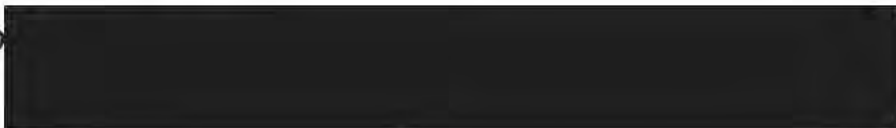
Sincerely,



NAME:

Rich Butler

ADDRESS:



EMAIL/PHONE:

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Sincerely,

NAME: Jeff Farr

ADDRESS: [REDACTED]

EMAIL/PHONE: [REDACTED]

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)**.

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

Sincerely,

NAME: Morgan Comeau

ADDRESS:



EMAIL/PHONE:



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

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Sincerely,

NAME: James Borg

ADDRESS:



EMAIL/PHONE:



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

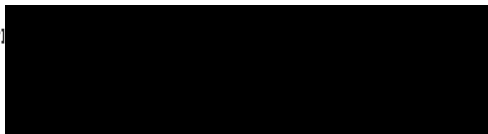
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Since



NAME:

Bruce A. Hoenicke

ADDRESS:



EMAIL/PHONE:

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

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Sincerely,

NAME: *Mary Gibbs*

ADDRESS:



EMAIL/PHONE:



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

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Sincerely,

NAME:

Brian Gibbs

ADDRESS:

[REDACTED]

EMAIL/PHONE:

[REDACTED]

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Sincerely,

NAME: DAVID ALMARRAZ

ADDRESS: 

EMAIL/PHONE:

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Sincerely,

NAME: *Tracee Binn*

ADDRESS: 

EMAIL/PHONE:

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

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Sincerely,

NAME: *Danice Rooney*

ADDRESS:



EMAIL/PHONE:

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

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NAME: *Alicia Rooney*

ADDRESS: 

EMAIL/PHONE:

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

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NAME: PHONG NGUYEN

ADDRESS:



EMAIL/PHONE:



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NAME:

Danique Wycroft

ADDRESS:



EMAIL/PHONE:

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Sincerely,

NAME:

Aaron W. Wilkins

ADDRESS:

[REDACTED]

EMAIL/PHONE:

[REDACTED]

[REDACTED]

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

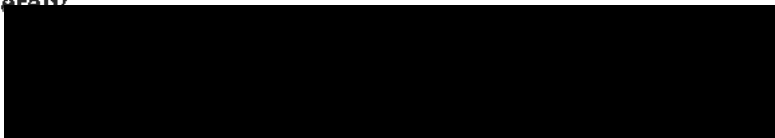
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NAME: *Mary Thompson*

ADDRESS: 

EMAIL/PHONE:

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NAME: JOSEPH RIEMMA

ADDRESS:



EMAIL/PHONE:



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NAME:

DWIGHT RAWLINGS

ADDRESS:



EMAIL/PHONE:

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NAME:

Michele ELLison

ADDRESS:

[REDACTED]

EMAIL/PHONE:

[REDACTED]

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NAME: *Artur Bacharev*

ADDRESS:

EMAIL/PHONE:

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Sincerely,

NAME: *Austin Moore*

ADDRESS:

EMAIL/PHONE:

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Sincerely,

NAME:

Richard Grass

ADDRESS:

EMAIL/PHONE:

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Sincerely,

NAME: *Amber Bland*

ADDRESS:



EMAIL/PHONE:



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Sincerely,

NAME: *Chris McBane*

ADDRESS:



EMAIL/PHONE:



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NAME: *Tiffany Winterick*

ADDRESS: 

EMAIL/PHONE:

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

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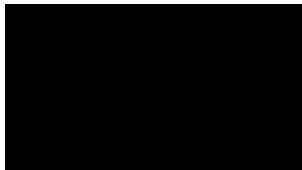
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AMANDEEP S HUNDAL

ADDRESS:



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NAME: **BRIAN JACENKO**

ADDRESS:



EMAIL/PHONE:

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NAME: *Faye Brunette*

ADDRESS: 

EMAIL/PHONE:

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NAME:

Anne Long

ADDRESS:

[Redacted Address]

EMAIL/PHONE:

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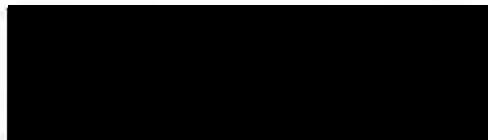
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NAME:



Michael Heibinger

ADDRESS:



EMAIL/PHONE:

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NAME:

Breyonna Mathis

ADDRESS:

EMAIL/PHONE:

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NAME: KAYA MEYERES

ADDRESS:

EMAIL/PHONE:

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NAME: *RAY MEHELES*

ADDRESS: 

EMAIL/PHONE: 

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NAME: TARUN PUNNANI

ADDRESS:



EMAIL/PHONE:



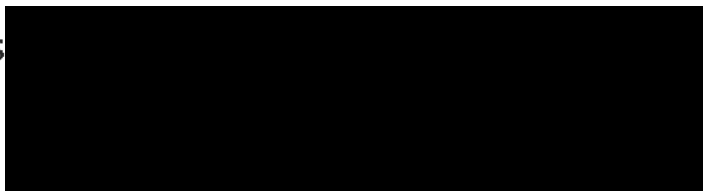
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NAME: Dan Wilcox

ADDRESS: 

EMAIL/PHONE:

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ADDRESS:



EMAIL/PHONE:



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ADDRESS:

EMAIL/PHONE:

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ADDRESS:

EMAIL/PHONE:

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ADDRESS:

EMAIL/PHONE:

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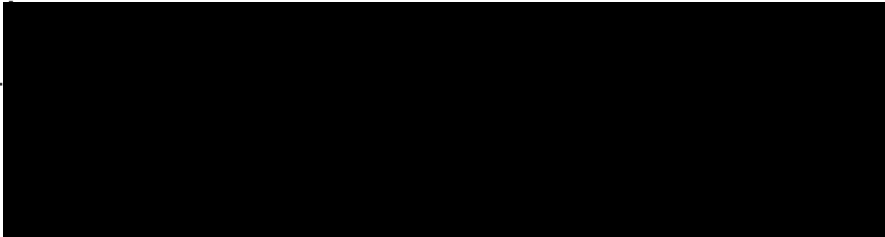
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ADDRESS:



EMAIL/PHONE:

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NAME:

CHARE ANHART

ADDRESS:

[REDACTED]

EMAIL/PHONE:

[REDACTED]

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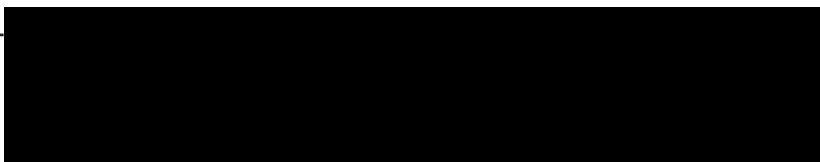
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NAME:

Diana Solomon-Johnson

ADDRESS:



EMAIL/PHONE:



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NAME: *BRYAN JOHNSON*

ADDRESS:

EMAIL /PHONE:

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NAME: *Patricia Traut*

ADD 

EMAIL/PHONE:

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NAME: *Heather Swald*

ADDRESS: 

EMAIL/PHONE: 

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- **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:

Sandra Chesmonci

ADDRESS:

[Redacted Address]

EMAIL/PHONE:

[Redacted Email/Phone]

[Redacted Email/Phone]

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:

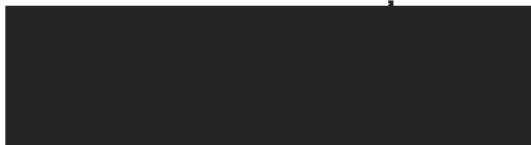
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I respectfully urge you to approve this project and allow the Cibola Vista Resort Residences to move forward.

Sincerely,

NAME: *Shawn Escalera*

ADDRESS:



EMAIL/PHONE:



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

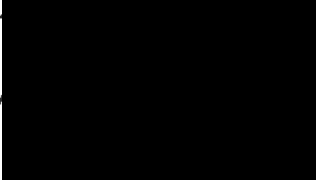
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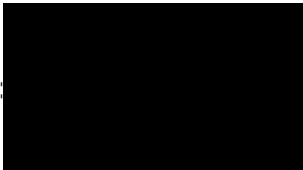
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Sincerely,



NAME:



ADDRESS:



EMAIL/PHONE:



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

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

Sincerely,

NAME: *Waylon Sisenmore*

ADDRESS:



EMAIL/PHONE:



“Stop Build-to-Rent and Apartments” Petition through Change.Org

Over 1,200 signatures

Note:

Petition references build to rent townhomes and condos which are not proposed. Petition references various case numbers.



Stop the Approval of Build-to-Rent Homes and Apartments

 Sign petition

1,213 

Verified signatures 



Decision Makers: Matt Bullock +4




17 Supporter Voices

The Issue

The residents of North Peoria respectfully request that the developer and city leadership reconsider the rezoning of Cibola Vista Resort. Rezoning this beautiful property for a high-density rental community would be a disservice, as the rental market is already saturated. These projects often lead to financial losses for cities and decrease the value of owner-occupied homes. Furthermore, our streets are already over capacity, and adding more rentals would strain our infrastructure even more.

We urge the Planning and Zoning Commission to consider the negative impact this project would have on our community. The drawbacks significantly outweigh any potential benefits. We also ask that alternative land-use options, such as townhomes or condominiums, be considered to better align with the community's character and address the housing shortage.

Learn more at www.supportsmartgrowth.com


 [Report a policy violation](#)



Smart Growth

Petition Starter

[Media inquiries](#)

 **104 people** signed this week



Sign petition

Public Comments | Exhibit 9

The Decision Makers



Peoria City Council

3 Members



Michael Finn

Peoria City Council - Palo Verde District



Denette Dunn

Peoria City Council - Pine District



Matt Bullock

Peoria City Council - Mesquite District



Mike Faust

Deputy City Manager, City of Peoria


Awaiting Response



Mayor Jason Beck

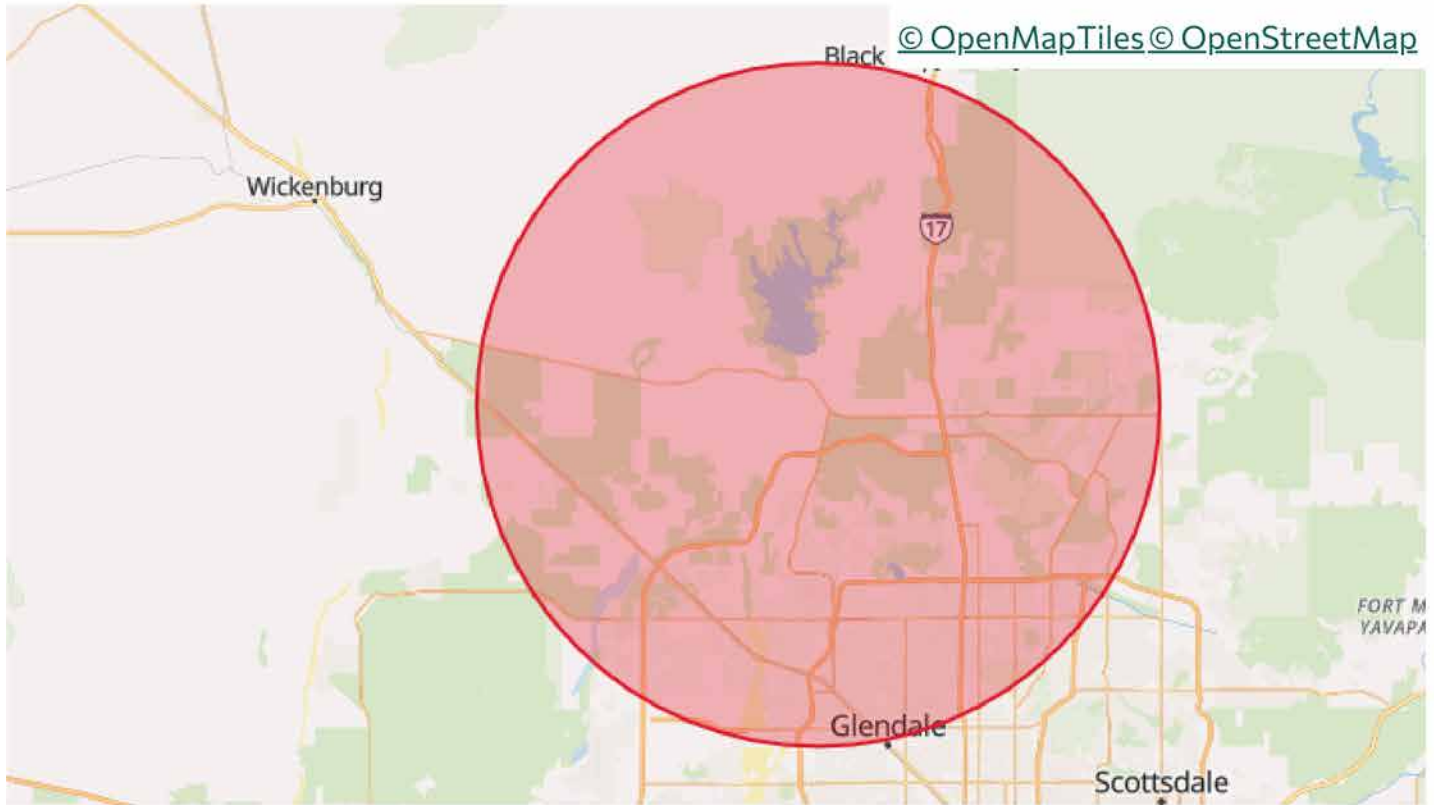
Mayor of Peoria

Awaiting Response

 **104 people** signed this week

[View all comments](#)


About the supporters



69% of supporters come from: 85383 85345 85308



Support Change — **Become a Member Today**

 104 people signed this week

victories for issues you care about, only possible because we are 100% funded by everyday people like you.

\$21

Other

Support Change.org

Will you stand with us to protect the power of everyday people to make a difference?

Pay with credit card or **PayPal**

Petition updates

Clarifying The Developers Recent Text Message

1 day ago

You may have recently received a text message from the developer for the, Cibola Vista Apartments. In the text, the developer provides a link to a website that offers information, inconsistent with information the developer provided to the City of Peoria. A link to the Project Description, from the developers zoning attorney is provided here,...

1,000 supporters

2 weeks ago

Update Cibola Vista Apartments Planning and Zoning Hearing 10/16/2025 6:00PM


2 weeks ago

Good evening, everyone, The City of Peoria made some changes to the schedule for the Cibola Vista hearings, please see the new information below. Like before, please share this with your neighbors and friends and plan to attend these meetings. Please update your schedule accordingly. The following two schedule changes have been made to Resort Residences at Cibola Vista (GPA2...

Cibola Vista Planning & Zoning Hearing 10/16/2025

2 weeks ago

Oppose Cibola Vista Rezoning Update Project DetailsProject Name: Resort Residences at Cibola VistaLocation: Southeast corner of Lake Pleasant Parkway & Pinnacle Vista DriveDeveloper: The Open GroupPublic Hearing: Thursday, October 16, 2025 6:00 PM - 7:00 PM Location: Peoria

 104 people signed this week

Update on The General Plan Amendment & Rental Housing

3 months ago

Below is our recent letter sent to the Mayor, Council and City Management. Mayor Beck, Our community began engaging with the City of Peoria in September 2024 to express our deep concerns about storage facilities, high-density apartments, and build-to-rent housing developments. From the outset, we made clear our intent to preserve the integrity, character, and...

Update On Neighborhood Meeting For Cibola Vista

7 months ago

Please see the latest information for the, Applicant Neighborhood Meeting: Cibola Vista Resort Residence GPA24-06 and Z00-10A.6 Good Afternoon, I'm writing to inform you that Withey Morris Baugh, PLC, will be hosting a 3rd Neighborhood meeting for the Cibola Vista Resort Residence. You are being emailed because you reached out to the City related to Cibola Vista...

750 supporters

7 months ago

Cibola Vista Resort Residence (GPA24-06 and Z00-10.A.6) Update

8 months ago

We are writing to inform you that the applicant, Withey Morris Baugh, PLC, has elected to cancel the advertised neighborhood meeting on March 18, 2025. Neighborhood meetings are an applicant led meeting to provide information to the public regarding the proposed request. While another meeting is not required, the applicant has identified an intent to voluntarily schedule another...


Cibola Vista Public Hearing – Proposed Rezoning Update

8 months ago

Cibola Vista is hosting another public hearing to provide an update on the proposed rezoning of their property. The proposed rezoning would allow for high-density rental units. A Major PAD Amendment has been requested to modify the Cibola Vista PAD, changing the land use designation for a portion of Parcel 9 from Resort Commercial (C-2) to Multi-Family Residential. The propose...

*****Reminder*** Neighborhood Meeting for the Resort Residences at Cibola Vista**

0 months ago

 104 people signed this week

Wednesday, 1/22/2025 at 6PM. We encourage you to attend the public hearing and make your voice heard, just as we did for Prestige Homes. Additionally, please reach out to our mayor, city council, city manager, planning and zoning department, and Cibola Vista representatives to...

Neighborhood Meeting Notification for the Resort Residences at Cibola Vista

9 months ago

Dear Supporters, Below is the latest update on the Cibola Vista Multi-Family Project: Cibola Vista is proposing a 4-story, 48-foot-tall, 265-unit rental complex. If approved, it is likely the entire Cibola Vista Resort could transition into a multifamily rental community. As we have shared before, Peoria needs more homeownership opportunities, not additional apartments. The Phoeni...

Update

10 months ago

Good day everyone, I would like to provide a brief update on the Prestige Homes and Cibola Vista projects: The developer for Prestige Homes has confirmed their decision to withdraw from the build-to-rent project. The Cibola Vista project remains active, and the city is currently awaiting the developer's next submission of plans. Should you have any questions or require further...

Update On The Next Phase


11 months ago

Good evening, I wanted to provide an update on the build-to-rent homes and apartment projects in our area. The build-to-rent homes and apartments are scheduled for rezoning hearings in January 2025, though specific dates have not yet been announced. These hearings will differ from the storage shed project, which required a Conditional Use Permit (CUP). In the coming week, we'...

Update

11 months ago

Good evening, For those who made donations to the campaign against the storage unit and apartments, those funds went to change.org and not to the committee chair. If you would like to have your funds returned, please see the information below. I understand how important it for you is to know this information for your supporters, and I'm glad you're taking the time to reach us. I'...

 **104 people** signed this week



11/19/2024 City Council Meeting

11 months ago

Good evening, This is a reminder about the upcoming City Council meeting scheduled for tomorrow, November 19, 2024, at 6:00 PM. The meeting will take place at City Hall, Council Chambers, located at the address below: City of Peoria 8401 W. Monroe St. Peoria, AZ 85345 (623) 773-7000 If you wish to provide public comments, please...



Update on Cibola Vista Storage Facility, Project

11 months ago

Good afternoon, Here is an update regarding the Cibola Vista Self-Storage Conditional Use Permit (CU22-08) case. Many have inquired about the date, time, and location of the upcoming City Council meeting. It will take place on November 19, 2024, starting at 6:00 PM at the location listed below. For those interested in providing public...

Invitation To Meet, Tuesday, November 12th, 2024

12 months ago

Today we sent an invitation to Mayor Beck and his peers, to meet us to discuss the surrounding development projects. Please see below and forward to your neighbors. You are also welcomed and encouraged to attend. Please RSVP by using the link below. Mayor Beck, Council Members, City Manager, and Planning and Zoning Director, The citizens of North Peoria, specifically those of us...

250 supporters

12 months ago



City Council Meeting, 11/19/2024 6:00PM

12 months ago

Due to a resident's appeal, the proposal will go before the City Council for a final vote on November 19, 2024, at 6:00 PM. Approval of this project could pave the way for additional high-density developments, such as mid-rise apartments and build-to-rent homes, which will diminish our property values and impact the quality of life in our...

100 supporters

12 months ago

104 people signed this week

From: [Sarah Dircks](#)
To: [REDACTED]
Subject: RE: Cibola Vista Apartment Project
Date: Wednesday, November 5, 2025 5:26:00 PM

Jeremy,
Thank you. Your comments have been documented.

Sarah Dircks, MCP, AICP

Senior Planner
623-773-7514
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

From: Nextlink Advisors [REDACTED]
Sent: Wednesday, November 5, 2025 5:12 PM
To: Sarah Dircks <Sarah.Dircks@peoriaaz.gov>
Cc: Chris Jacques <Chris.Jacques@peoriaaz.gov>
Subject: Re: Cibola Vista Apartment Project

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

Thank you,

Jeremy Bowen
[REDACTED]

On Nov 5, 2025, at 4:42 PM, Sarah Dircks
<Sarah.Dircks@peoriaaz.gov> wrote:

Good Afternoon,

We will make sure your concerns are included in the public record that is transmitted to the Planning Commission and City Council. Can you please provide me with your name and address for the record?

Sarah Dircks, MCP, AICP

Senior Planner

623-773-7514

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

From: Nextlink Advisors [REDACTED]
Sent: Wednesday, November 5, 2025 3:24 PM
To: Chris Jacques <chris.jacques@peoriaaz.gov>; Sarah Dircks <sarah.dircks@peoriaaz.gov>
Subject: Cibola Vista Apartment Project

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

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

Good afternoon, Director Jacques and Ms. Dircks,

Please find enclosed our letter formally opposing the proposed Cibola Vista apartment project.

Also attached is the project description, which includes an incorrect email address for submitting opposition letters to the City of Peoria.

Included with this packet are the following materials for your reference:

Over 1,300 signatures opposing the project

More than 30 comments opposing the project

Mayor Beck's prior statements criticizing apartment developments

A standalone image showing the incorrect email address for opposing the project, provided to residents by the city

Thank you for your time and consideration of our community's position on this matter.

Respectfully,
Cibola Vista Residents

PROJECT DESCRIPTION

Project Name, Location and Size

Resort Residences at Cibola Vista

East of the SEC of Lake Pleasant Pkwy & Pinnacle Vista Drive

General Plan Amendment (Case No: GPA24-06)

Rezoning Request (Case No: Z00-10A.6)

Approximately 17 acres

Applicant Representative:

Jason Morris, ESQ.

Withy Morris Baugh, PLC
602-230-0600

Stephanie@wmbattorney.com

Request(s)

The applicant has submitted two applications to change the land use and zoning designation for the subject site to allow for the development of a multi-family residential apartment complex. Each proposed application is described in more detail below:

- **Minor General Plan Amendment (GPA24-06)** – General Plan Land Use change for the 17-acre property from *Traditional Residential* (2-5 dwelling units per acre) to *Urban Residential* (12+ dwelling units per acre) land use.
- **Major Planned Area Development Amendment (Z00-10A.6)** – A major amendment to an existing Planned Area Development zoning district from the existing commercial designation to multi-family, to allow for a 302-unit multi-family residential apartment complex.

Public Hearing Information

Planning and Zoning Commission:

Date/Time: November 6, 2025
6:00 p.m.

Location: Public Safety Admin Building
8351 W. Cinnabar Ave
Peoria Room

Peoria City Council Meeting:

Date/Time: December 16, 2025
6:00 p.m.

Location: Public Safety Admin Building
8351 W. Cinnabar Ave
Peoria Room

NOTE: Public meeting dates are subject to change.
Should a meeting be cancelled, this item will be

How to comment on the project:

Email or send your comments about the project to the staff member listed below. You may also present your remarks in person at the hearings listed above.

Sarah Dircks
623-773-7514
Sarah.Dircks@peoriaaz.gov

How to comment on the project:

Email or send your comments about the project to the staff member listed below. You may also present your remarks in person at the hearings listed above.

Sarah Dircks
623-773-7514
Sarah.Dircks@peoriaaz.gov



Taylor Seely
Arizona Republic

Oct. 13, 2022 | Updated Oct. 17, 2022, 3:05 p.m. MT



He said he's running to make Peoria more "business focused" and questions the ability of his opponent in the Nov. 8 mayoral election, seven-year City Council member Bridget Binsbacher, to build investor confidence. **He's tired of seeing the city build apartments where they should be building jobs, he said.**

[Jason Beck is running for Peoria mayor: What voters need to know](#)

Good afternoon Ms. Dircks,

On behalf of the residents of Cibola Vista, we respectfully submit this letter in opposition to the proposed rezoning of the Cibola Vista Resort from hospitality to multifamily zoning. We believe converting Peoria's only resort into a multifamily housing development would be detrimental to the surrounding community, negatively impact home values, harm the local economy, and contradict the promises made to residents regarding responsible growth and development in our city.

It is worth noting the following: in an interview with *The Arizona Republic* on October 17, 2022, then-candidate Jason Beck criticized his opponent, Bridget Binsbacher, stating that he was "tired of seeing apartments where there should be jobs." Resorts such as Cibola Vista create dozens of mid- to higher-level employment opportunities and contribute significantly to the local economy through tourism and tax revenue. In contrast, apartment complexes generate only a small number of lower-wage jobs, produce no direct tax revenue, and provide only temporary construction employment during development.

Additionally, Mayor Beck made multiple commitments to residents that no additional apartment complexes would be built in North Peoria.

It goes without saying that the rental housing market, apartments in particular, is already oversaturated and currently facing a historic downturn in occupancy rates, rising eviction numbers, and record foreclosures among apartment communities. These unfortunate circumstances often lead to increased crime, homelessness, and declining property values, outcomes that are inconsistent with the vision Peoria residents have for their community.

Furthermore, we would like to address the rumors regarding the number of letters submitted in opposition to this project. It is important to note that the developer's project materials listed an incorrect email address for contacting you (please see enclosed). Therefore, it is reasonable to assume that, had residents been provided with your correct contact information, the city would have received three to four times the number of opposition letters. While we trust this was an honest mistake, it remains a significant point that should be acknowledged.

For your consideration, we are including over 1,300 signatures from residents who oppose this project. These signatures reflect individuals who have their primary residence in Peoria, maintain a second home in Peoria, or hold business interests within the city. More importantly, they represent residents who voted for, supported, and trusted then-candidate Jason Beck. Also enclosed are over 30 letters opposing this project for the same reasons outlined in this petition.

Rather than eliminating Peoria's only resort, we urge the City to keep the property zoned for hospitality use, invest in promoting our tourism industry, and support the local businesses that rely on visitor traffic to survive. This approach would strengthen our economy, honor previous commitments, and preserve the unique character of our community.

Please reach out if you require any additional information or documentation from us.

Respectfully,

A solid black rectangular redaction box covering the signature area.

Jeremy Bowen

A large solid black rectangular redaction box covering the contact information area.

Name
Tara Langworthy
Paul Murray

City
State
Postal Cod Country

Commented Date Comment

11/2/2024 "I want to keep Peoria beautiful!"
11/2/2024 "I do not want a storage facility or apartments in my neighborhood!"

Timothy Burks

Joseph Bryant

Cynthia Stras-Lake

Nikk Foxx

Timothy Polanco
Jonathan Hill
Jessica Larsen
Erin Kelso
Ken McClure
Brook McBane

"This issue is extremely important to me. I intentionally bought a home in this neighborhood due to the layout, the school districts and the property values. We have a number of storage facilities already in this community and the last thing we need is another storage facility or an apartment complex in this neighborhood. I am very concerned about my property value and I'm also very concerned about the extra flow of traffic. These are million dollar homes that already have plenty of storage and there is no need for this within our community. This has been voiced previously when the builders came out to make their proposal, the voices of the people were made very clear that we in no way supported the building of the storage facility and or of the apartment complex as it will have a negative impact on our property values and it will increase the traffic in our community immensely. I strongly encourage you to review this and put a stop to it as that is what our community is requesting you to do. Also remember, we are voting community and we are very strong and we will band together to stop this from happening."
11/2/2024 Thank you."

11/2/2024 "As stated by others in the community we would like to be very mindful when developing property in the area to protect our community's natural beauty and preserve property values."

11/2/2024 "This is unbelievable that our elected officials are totally ignoring the will of their constituents."

11/4/2024 "We already have close storage facilities NOT near our neighborhood. There is just no need. Nor do we need the additional traffic, wrong type of traffic. My point, there is NO NEED AT ALL."

"This does not maximize this piece of land and therefore, at some point in the not-so-distant future, will be regretted. Self storage units are often a business that moves into a developing area first, as they need to obtain land at a reasonable cost before it's developed, so it fits their business model. However, once an area is developed, we often wonder why a self storage unit is sitting where other businesses or developments that would be more appealing and serve the area better could be. Don't jump at the first business that wants to develop, but have a better vision, exercise a little more patience, in order to fully maximize the use of the land. It will serve the area better, make the community nicer, residents happier, etc. Once you build, it's done, 11/4/2024 you resign the area to yuk."

11/4/2024 "Keep the property natural!"

11/5/2024 "We have too many storage units. It is out of place with our neighborhoods."

11/6/2024 "I'm opposed to high density housing projects in our community"

11/6/2024 "I complained when I first heard of this nonsense"

11/7/2024 "We are crowded enough"

J. Krussel

Kathleen Monroe

Christi McCoy

Theresa Jensen

DeeDee Koski

Pam Rodenkirk
Matthew Dunn
Lisa Block
Julie Caputo

Ganga Reddy Gopidi

Chuck Boniface

Byeanna Kelley



"Self-Storage Units are a magnet for crime: theft, vandalism, illegal dumping, drug-related activity, unauthorized occupancy, arson, assault, and homicide. Not to mention the increase in traffic in what is already a busy area. My family moved to this part of Peoria five years ago for the natural beauty and truly suburban way of life. We do not need, nor can we afford the problems that come from this low-value business in the middle of the nicest and most valuable property neighborhood in the city of Peoria. Keep this and other bad ideas, like more apartments around Lomax and Lake Pleasant, and put them elsewhere. We don't want to be PeoriaX."

11/11/2024 Phoenix
"There should definitely be discussions with surrounding community's. And need to have their voices heard on this matter"

11/12/2024 "We have too many storage facilities already and we want more preservation of our beautiful desert scenery. A storage unit will also lower property values!"

11/15/2024 "The amount of traffic is already too excessive. There aren't enough schools to support additional children. The home values will decrease."

11/29/2024 "I've lived in this community for 11 years and have recently endured way too much construction and destruction of the land surrounding us. I understand the need for growth, but the "need" for storage and apartments is not what would make our community a better place to live. Please be patient and wait for what is the best fit for our roads and neighborhoods."

"We were one of the original families that moved out into the middle of this beautiful, and undisturbed desert more than 50 years ago. We are highly opposed to this storage facility in this amazing area for numerous reasons. This is NOT the type of development we need in this area, we need to preserve as much of the natural beauty as possible, keep out unnecessary traffic, and keep the up the property values. This is not the right location for a "storage facility"-there are much better options and uses for this land and area that would actually bring more value to our local community."

12/16/2024 our local community."
12/17/2024 "No storage facility in our neighborhood"

1/10/2025 "Over development will ruin our community."
1/18/2025 "We do not need any more apartments!"
3/24/2025 "Please stop this rental apartments as it is going to be disaster for our great community. I would appreciate city to approve for retail or a resort. Thank you"

"Please do not add apartments to our community/we don't need more housing to flood the market keep the land zoned for resorts and hotels but not apartments or condos ect..."

10/14/2025 "This city is getting overcrowded, and the city has already had building issues due to "lack of water". There are also not enough schools to support apartment living (which is often families with young children). Hundreds of built to rent homes were just built right up the road, so there is definitely not a shortage of rentals in the area."

DeAnn Hasquet

Kirk Hanson

Ryan Danielson

Keara Barnes

Ken Wier

Netanya Liu



"As a Real Estate Broker for many years, this type of zoning and housing brings down the values of the properties in the area as this area was not created for this type of development. We don't want this type of building in our suburban North Peoria community. If I wanted to live in an area with this type of zoning and housing, and commercial building, I would have moved that specific type of area. Keep North Peoria the great city that it is. Our elected city officials need 10/16/2025 to do the work and will of their constituents, which is not to allow this building."

10/16/2025 "The local schools and services are already strained. Adding more students will only diminish teacher effectiveness and put our children further behind."

10/20/2025 "Build to rent homes will drive property values down and residents elsewhere to find another part of town to live and feel a sense of community"

10/27/2025 "Unfortunately this type of housing does bring a lot of unwanted lifestyles, crime, theft and people. Families in this area have spent a lot of time and money to create and live in a safe, desirable area. This would no doubt lower home values and create a less desirable place for people who actually care and contribute to their community."

11/2/2025 "North Peoria values the low-density, residential character that makes this neighborhood unique. Introducing a high-density apartment complex would increase traffic, strain local infrastructure, and alter the quiet environment that residents sought when moving here. Additionally, higher-density developments often bring increased concerns about crime and public safety, which are inconsistent with the secure, family-oriented atmosphere our community/works hard to maintain. Future growth should align with the area's established character. An apartment complex is an anathema to that character."

11/5/2025 "We love our community and don't want the negative impacts of rezoning the land. Rezoning would change the community that attracted us to build our family here."

Name	City	State	Postal Code	Country	Signed On
larry davis					10/23/2024
Julie Caputo					10/25/2024
Jeremy Bowen					10/26/2024
Tara Bowen					10/26/2024
Marty Guzman					10/26/2024
Susan Leber					10/26/2024
June June lund					10/26/2024
Maria Bourland					10/26/2024
George Warren					10/26/2024
Julie Abbate					10/26/2024
Deanna Mccluskey					10/26/2024
Sharon Weiseman					10/26/2024
Jason Barthel					10/26/2024
Patishia Shearrin					10/28/2024
Celia Arenas					10/29/2024
Jlang Weitao					10/30/2024
Katie Mefford					10/30/2024
Kristopher Rippy					10/31/2024
Ralphie Beam					10/31/2024
Kathleen Halloran					11/1/2024
Eric Olson					11/1/2024
Michael Ney					11/1/2024
Maria Olson					11/1/2024
Carlos Mota					11/1/2024
Troy Emery					11/1/2024
Lindsay Plastow					11/1/2024
Nick Alcocer					11/1/2024
Heather Koster					11/1/2024
Linda Shadman					11/1/2024
Michael Gugel					11/1/2024
Lanae Harris					11/1/2024
Jenny Gjovik					11/1/2024
Chad Best					11/1/2024
Melanie Easterwood					11/2/2024
Heldi Felan					11/2/2024
Steve Spina					11/2/2024
Peck Julia					11/2/2024
Travis Slater					11/2/2024
Jay Christopherson					11/2/2024
Jeff Updike					11/2/2024
Thomas Bielicki					11/2/2024
Mark Glazier					11/2/2024
Gisele Glazier					11/2/2024
Laura Sweitzer					11/2/2024
Mattie Moore					11/2/2024
Doug Bowen					11/2/2024
Tierney Wales					11/2/2024
Juanette Hewitt					11/2/2024

Dawn Bunch		11/2/2024
Kylie Casper		11/2/2024
Jeremy Cook		11/2/2024
Renee Bertolna		11/2/2024
Laramie Cummings		11/2/2024
Matt Russell		11/2/2024
Eugenia Ardelean		11/2/2024
Tara langworthy		11/2/2024
Shane Moore		11/2/2024
Steve Snyder		11/2/2024
Alexandria Trotter		11/2/2024
Arrahwonah Nester		11/2/2024
Paul Murray		11/2/2024
Daniel Vasquez		11/2/2024
Izabela Morris		11/2/2024
Rohit Monaji		11/2/2024
Kristin Stephens		11/2/2024
Lydia Walch		11/2/2024
Jared Randall		11/2/2024
Christopher Pruett		11/2/2024
Timothy Burks		11/2/2024
Ben Peterson		11/2/2024
Susan Peterson		11/2/2024
Kenneth Eric Tomlon		11/2/2024
John Shideler		11/2/2024
Judith Shideler		11/2/2024
Reini Elias		11/2/2024
Daniel Williams		11/2/2024
ron hart		11/2/2024
Patrick Walker		11/2/2024
Kimberly Corey		11/2/2024
David Appiah		11/2/2024
Robert Gernon		11/2/2024
Curli Woods		11/2/2024
Richard Kirkpatrick		11/2/2024
Jean Gernon		11/2/2024
Angela Thomas		11/2/2024
Ethan Leber		11/2/2024
John Thomas		11/2/2024
Hunter Keenan		11/2/2024
Ryan Mattson		11/2/2024
Joseph Bryant		11/2/2024
Tim Kenan		11/2/2024
Madison Van Der Toorn		11/2/2024
Aaron Montez		11/2/2024
Julie Clarke		11/2/2024
Chase Collins		11/2/2024
Steve Smith		11/2/2024
Don Eberhart		11/2/2024

Mellissa Bingham		11/2/2024
Darryl Bingham		11/2/2024
Cindy Storr		11/2/2024
William Storr		11/2/2024
Cynthia Stas-Lake		11/2/2024
Gloria Ludolph		11/2/2024
Stephanie Ney		11/3/2024
Mariana ZINICI		11/3/2024
Emanuel Zinici		11/3/2024
Marcia Jensen		11/3/2024
Chloe Johnston		11/3/2024
Kevin Grider		11/3/2024
Stephanie Russell		11/3/2024
Mike B		11/3/2024
Jennifer Bowman		11/3/2024
Tom Kuesterstepfen		11/3/2024
Jon Schwartz		11/3/2024
Chandrashekar Kalmat		11/3/2024
Melody Biddinger		11/3/2024
Upanya Kalmat		11/3/2024
Janet Haupt		11/3/2024
Heidi Kolodziej		11/3/2024
Chris Damato		11/3/2024
Matt Miltner		11/3/2024
David Fuller		11/3/2024
Heather Updike		11/3/2024
Kevin Davis		11/3/2024
Joyce Davis		11/3/2024
Joseph Riemma		11/3/2024
Michael Conrad		11/3/2024
Thomas Gerber		11/3/2024
Dawn Riemma		11/3/2024
Mindy Conrad		11/3/2024
Ash Montebello		11/3/2024
Ryan Howell		11/3/2024
Bryan Trippe		11/3/2024
Kerry Engmark		11/3/2024
Kathleen Denton		11/3/2024
Brooklyn Skansi		11/3/2024
William Denton		11/3/2024
kim catania		11/3/2024
Judy Yung		11/3/2024
Brent Taylor		11/3/2024
Jennie Taylor		11/3/2024
Lauren Bryant		11/3/2024
Beau Taylor		11/3/2024
Nikk Foxx		11/4/2024
Scott Harris		11/4/2024
Sharon Foxx		11/4/2024

Tiffany Montgomery		11/4/2024
ELAINE LAVI		11/4/2024
Laura Willm		11/4/2024
Eileen Nguyen		11/4/2024
Daniel Davis		11/4/2024
NATHAN NGUYEN		11/4/2024
Katherine Santangelo		11/4/2024
Kathleen Mulligan		11/4/2024
Patrick Walker		11/4/2024
Glenn Griffin		11/4/2024
Mary Martin		11/4/2024
Terri Clubb		11/4/2024
Diron Benschop		11/4/2024
Timothy Polanco		11/4/2024
Kelley Dalton		11/4/2024
Elizabeth J. Mays		11/4/2024
Rebecca Slater		11/4/2024
Christin Day		11/4/2024
Michael Day		11/4/2024
Marc Johnson		11/4/2024
Sarah Humphrey		11/4/2024
Sunshine Johnson		11/4/2024
Jonathan Hill		11/4/2024
Karen Witt		11/5/2024
Shannon Garcia		11/5/2024
Cesar Garcia		11/5/2024
Donald King		11/5/2024
Joy Reese		11/5/2024
Natalie Noblitt		11/5/2024
Susan Helms		11/5/2024
Darcee Bowen		11/5/2024
Michelle Schmersahl		11/5/2024
Polly Chen		11/5/2024
Anjaneer Blake-Veris		11/5/2024
Carla Hansen		11/5/2024
Elizabeth Staackmann		11/5/2024
Jennifer DeChant		11/5/2024
Susan Welter		11/5/2024
Justin Beck		11/5/2024
Kristina DeVerr		11/5/2024
Ryan Clement		11/5/2024
Chad DeVere		11/5/2024
Jeff Larish		11/5/2024
MaryEllen Terry		11/5/2024
Nicole Sample		11/5/2024
Rosalina Munoz		11/5/2024
Lori Young		11/5/2024
Deb Touzell		11/5/2024
Kha Nguyen		11/5/2024

Jessica Larsen		11/5/2024
Roni Kaufman		11/5/2024
Jeremy Fritz		11/5/2024
Michelle Hunter		11/5/2024
Heather Clement		11/5/2024
Jeff Farr		11/5/2024
Roxane Drost		11/5/2024
Jerribold Reylek		11/5/2024
Katie Noetzel		11/5/2024
Danielle Jensen		11/5/2024
Michael Hall		11/5/2024
Isaac Bowen		11/5/2024
Greta Halle		11/6/2024
Carol Petit		11/6/2024
Michelle Masias		11/6/2024
Megan Pothén		11/6/2024
Melanie Kropf		11/6/2024
Christ Nichols		11/6/2024
Angela Argyros		11/6/2024
Erika Rikhiram		11/6/2024
Stacy Black		11/6/2024
Errin Kelso		11/6/2024
Dan Stewart		11/6/2024
Dallin Hammond		11/6/2024
Ken McClure		11/6/2024
Doreen Power		11/6/2024
Lillian Burks		11/6/2024
Melinda Bechtol		11/6/2024
Glenn Flandrau		11/6/2024
Jeff Payne		11/6/2024
LaWana Mills		11/6/2024
Elijah Mizysak		11/6/2024
Susan Chizum		11/6/2024
Wendy Fite		11/6/2024
Kelly Hammer		11/7/2024
Eric Hammer		11/7/2024
Melissa Gomez		11/7/2024
Katherine Sanford		11/7/2024
Mark Hannasch		11/7/2024
Michelle Hannasch		11/7/2024
Amy Rayburn		11/7/2024
ERIC RAYBURN		11/7/2024
Shawn Elliott		11/7/2024
Andrea Erving		11/7/2024
Erica Schaub		11/7/2024
Brook McBane		11/7/2024
Alex Walch		11/7/2024
Dan Walch		11/7/2024
James Smith		11/7/2024

Jodi Howe		11/7/2024
Cinthia Reyes		11/7/2024
Janette Quinones		11/7/2024
Jenny Montoya		11/7/2024
Beth Hays		11/7/2024
Chris Hays		11/7/2024
Jezbel Pahua		11/7/2024
Evelyn LaBrant		11/7/2024
María Hernande		11/7/2024
Zadria Coates		11/7/2024
Richard Fite		11/7/2024
Linda Kaufman		11/7/2024
Allyson Jensen		11/7/2024
Robert LaFollette		11/8/2024
Wendie Evans		11/8/2024
Valeria Barajas		11/8/2024
Jim Stack		11/8/2024
Ron Raxter		11/8/2024
Naydelin Ordonez		11/8/2024
Dixie Raxter		11/8/2024
Rola Martínez		11/8/2024
Dena Ortiz		11/8/2024
Jazmin Picado		11/8/2024
Sheila Perez		11/8/2024
Paula Rhodes		11/8/2024
Joseph Nicholson		11/8/2024
Amy Neier		11/8/2024
Destiny Ortiz		11/8/2024
Cheryl Shackelford		11/8/2024
Jeff Jenson		11/8/2024
Daniela Agustin		11/8/2024
Kimberly Garrett		11/8/2024
Todd Garrett		11/8/2024
Sandra Stack		11/8/2024
Robyn Dodds		11/8/2024
Carrie Vieth		11/8/2024
Rachelle Godino		11/8/2024
Thomas Alberte		11/8/2024
Grace Gutierrez		11/8/2024
Elizabeth Enright		11/8/2024
Bob Skaggs		11/8/2024
Glen Wetzel		11/8/2024
Lorrie Brillinski		11/8/2024
Alan Rada		11/8/2024
Wade Petersen		11/8/2024
Pamela Restrepo		11/8/2024
Cheri Laspe		11/8/2024
Matthew Medders		11/8/2024
Sabrina Conde		11/8/2024

Laura Rogers		11/9/2024
Melissa Morse		11/9/2024
Lisa McKinney		11/9/2024
Kerlin Portillo		11/9/2024
JDETTE Cerino		11/9/2024
Johana Granados		11/9/2024
Cheryl Eames		11/9/2024
Hussain Chaudhry		11/9/2024
Kimberly Reichmann		11/9/2024
angelica francia		11/9/2024
Donna Treganza-Balk		11/9/2024
Lilly Moore		11/9/2024
Alejandra Alvarado		11/9/2024
Corey Long		11/9/2024
Heidi Long		11/9/2024
Steven Bakos		11/9/2024
Lorna Bakos		11/9/2024
Brian Gibbs		11/9/2024
Roxann Davaz		11/9/2024
Leah Estlund		11/9/2024
Lorena Avalos		11/9/2024
Casey Kannal		11/9/2024
Amy McClure		11/9/2024
Michael Furtmann		11/9/2024
Deanna Updike		11/10/2024
Laramay Adams		11/10/2024
hyun chong		11/10/2024
Michele Bentivegna		11/10/2024
Dan Firth		11/10/2024
Mari Keatts		11/10/2024
Carrie Thomas		11/10/2024
David Thomas		11/10/2024
Laura Moseley		11/10/2024
Andrew Floyd		11/10/2024
Shannon Davis		11/10/2024
Michelle Trimmell		11/10/2024
Trina Keafer		11/10/2024
Leslie Baird		11/10/2024
John Baird		11/10/2024
Rafael Rodríguez		11/10/2024
Angela Leal		11/10/2024
Dennis Callahan		11/10/2024
Sue Leber		11/11/2024
Gene Leber		11/11/2024
caitlin caldwell		11/11/2024
Jaime Boxley		11/11/2024
Steven Manhelmer		11/11/2024
Robin Porter		11/11/2024
AMir mohmood Gholam al		11/11/2024

Patricia Kelly		11/11/2024
Yesenia Santana		11/11/2024
Shawna Zetah		11/11/2024
Doris Forsythe		11/11/2024
Joseph Highley		11/11/2024
Lucia Dean		11/11/2024
Jacqueline Laizure		11/11/2024
Jasmine Atchison-Saari		11/11/2024
Sonya Trujillo		11/11/2024
Ron Seely		11/11/2024
Jana Rhoades		11/11/2024
Aaron Thompson		11/11/2024
Dan Sanchez		11/11/2024
Scott Mommer		11/11/2024
J. Krussel		11/11/2024
Catherine Glad		11/11/2024
Vonda Sink		11/11/2024
Terry Iker		11/11/2024
Duane Campbell		11/11/2024
Michael Schultz		11/11/2024
Sara Alejandro		11/11/2024
Amos Yu		11/11/2024
Isaias Alejandro		11/11/2024
Steven Devine		11/11/2024
C Martin		11/12/2024
Joseph Witt		11/12/2024
Jessica Martin		11/12/2024
Nicole Graham		11/12/2024
Ricardo Guajardo		11/12/2024
Sherri Nelson		11/12/2024
Robert Nelson		11/12/2024
Kirk Dunagan		11/12/2024
Jennifer Shipley		11/12/2024
Orva M Gullett		11/12/2024
Ashleigh Tonoli		11/12/2024
Craig Goodbrake		11/12/2024
Jillyn Fuller		11/12/2024
Kathleen Monroe		11/12/2024
Janet June		11/12/2024
Shane Whitt		11/12/2024
Alysa Fawbush		11/12/2024
Sage Fawbush		11/12/2024
Jeffrey Little		11/13/2024
Travis Dombrowski		11/13/2024
Tiffany Dombrowski		11/13/2024
Rachel Pribyl		11/13/2024
Aubrie Pribyl		11/13/2024
Denise Lee		11/13/2024
Catherine Bookout		11/13/2024

Manny Timm		11/13/2024
Nicole Tomlinson		11/13/2024
Jaff Decker		11/13/2024
john lundstrom		11/13/2024
Kirk Geiler		11/13/2024
Troy Caskey		11/13/2024
Ray HASTINGS		11/13/2024
Sanjay Aggarwal		11/13/2024
Juli LeDuc		11/13/2024
Rhonda Warren		11/14/2024
Benjamin Schifferer		11/14/2024
Michael Sicard		11/14/2024
Juan Rico		11/14/2024
John Christofferson		11/14/2024
D. Chris Berriman		11/14/2024
Reyes Lisbe		11/14/2024
Ben Pribyl		11/14/2024
Mark Nickel		11/14/2024
Jennifer Nickel		11/14/2024
Lyn Hunt		11/14/2024
Therese Argyros		11/14/2024
Jillian Eshpeter		11/14/2024
Travis Eshpeter		11/14/2024
Kristine Lee		11/14/2024
Damian Lee		11/14/2024
Kristen Morrison		11/14/2024
Michele Nichols		11/14/2024
Robert Nichols		11/14/2024
Coleton Segersten		11/14/2024
Chris MOORE		11/15/2024
Emily Burtis		11/15/2024
Ellis Ogles		11/15/2024
Julie Moyemont		11/15/2024
Dawn Wiegel		11/15/2024
Phil Calandra		11/15/2024
Lilia Mejis		11/15/2024
James Moyemont		11/15/2024
Ryan Hernandez		11/15/2024
Suruchi K		11/15/2024
Christi McCoy		11/15/2024
Sandeep Tiwary		11/15/2024
Kameron Lee		11/15/2024
Maria Gonzalez		11/15/2024
David Banks		11/15/2024
Theresa Jensen		11/15/2024
Shannon Rogers		11/15/2024
Kyle Mohan		11/15/2024
Samara Yeshaya		11/15/2024
Adrian Martinez		11/15/2024

Olga Barkal		11/15/2024
desiree kurz		11/15/2024
Fleurette Houser		11/15/2024
Brian Sinclair		11/15/2024
Betty J Majcher		11/15/2024
Margo Burrows		11/15/2024
Dan Wilcox		11/15/2024
Joan Colby		11/16/2024
Carolyn McGough		11/16/2024
Mary Henderson		11/16/2024
Marissa Geissler		11/16/2024
Jenny Roth		11/16/2024
Terri Moore		11/16/2024
Nathan Hutchison		11/16/2024
Edward Lemieux Jr		11/16/2024
Bella Zandonà		11/16/2024
Kari Falkiewicz		11/17/2024
Debbie Smyl		11/17/2024
Mary Patricia A. Letcher		11/17/2024
Hanan Palz		11/17/2024
Susan Georges		11/17/2024
Pauline Youkhana		11/17/2024
Mary Jubran		11/17/2024
angela tollefson		11/17/2024
Jan Berry		11/17/2024
JoAnn Massey		11/17/2024
Amber O'Herrin		11/18/2024
Cynthia Benham		11/18/2024
YADIRA HIGHLEY		11/18/2024
Mohan Theekana		11/18/2024
Mike Thul		11/18/2024
Barbara Gonzales		11/18/2024
Chris Hoelscher		11/18/2024
Jerry Ross		11/18/2024
Cody Summerside		11/19/2024
Luis Nodarse		11/19/2024
Nicole Ferrer		11/19/2024
Devin Ferrer		11/19/2024
Teresa Crawford		11/19/2024
Melissa Sheridan		11/19/2024
David Brownworth		11/19/2024
Valerie Domres		11/19/2024
Kimbelry Nachreiner		11/19/2024
Karey Domres		11/19/2024
Michelle Feinberg		11/19/2024
Belkis Tejeda		11/19/2024
Adam Young		11/19/2024
Tony Dudzinski		11/19/2024
shazia amjad		11/19/2024

Kathrine Dudzinski		11/19/2024
Amy Souza		11/19/2024
Katherine Jimenez		11/19/2024
Tevis Van Treese		11/19/2024
William Coniam		11/19/2024
Renee Burner-Long		11/19/2024
Cynthia Coniam		11/19/2024
Arwen L		11/19/2024
Leslie Olness		11/19/2024
Karrie Smith		11/19/2024
Dana Matthews		11/19/2024
Shannon Pells		11/19/2024
Melanie Decker		11/19/2024
Louis Parria 111		11/19/2024
Laurie Conrad		11/19/2024
Tom Yost		11/20/2024
Lisa Johnson		11/20/2024
Jaime Tankersley		11/20/2024
Natasha Stewart		11/20/2024
Gail Jones		11/20/2024
Adrienne Markwell		11/21/2024
Pamela Franklin		11/21/2024
Kimberly Dotray		11/21/2024
David Dotray		11/21/2024
Sonia Albano		11/21/2024
mark wong		11/22/2024
Yenlys Duenas		11/22/2024
Evelyn Emy		11/22/2024
Catherine Albers		11/22/2024
larissa Sherman		11/22/2024
Kelly Harrison		11/23/2024
Grace Odell		11/23/2024
Natalie Brooks		11/23/2024
Tracy Scott		11/23/2024
Ailey Rosa Hernandez		11/24/2024
T.O Native		11/24/2024
Anglia Scifers		11/25/2024
Kalpa Rathod		11/25/2024
Patricia Looney		11/25/2024
Diana Stan		11/25/2024
Hang Pham		11/25/2024
Lindsay Hamm		11/26/2024
Carson Zeigler		11/26/2024
Glenn Zeigler		11/26/2024
Paul Markillie		11/26/2024
Bonifacio Vazquez		11/27/2024
Donovan Ditto		11/27/2024
Destiny Morson		11/29/2024
holly Rollins		11/29/2024

James Rollins		11/29/2024
Michael Toader		11/29/2024
Manuel Rios		11/29/2024
Marc Gould		11/29/2024
DeeDee Koski		11/29/2024
Chris Bihler		11/29/2024
Trisha Poer		11/29/2024
Sherry Pacino		11/30/2024
Jacquelyn Foxx		11/30/2024
Max Goro		12/1/2024
April Gratz		12/3/2024
Laura Meisenheimer		12/3/2024
Tub Gra		12/3/2024
Donovan Leasure		12/3/2024
Caroline Hoyle		12/4/2024
Jamie Lagle		12/4/2024
Bailey W		12/4/2024
D D		12/4/2024
Lucy Mahan		12/4/2024
Jessica Adams		12/5/2024
D F		12/5/2024
Maiah Grove		12/5/2024
Ayam Hamdan		12/5/2024
Armando Garcia		12/5/2024
Donna Mollnsky		12/5/2024
Tavaisya Lyncook		12/6/2024
Melissa Rodriguez		12/6/2024
Jeremy Driggs		12/6/2024
Stacey Null		12/6/2024
Regina Heck		12/6/2024
Garance Lowenstein		12/7/2024
Michelle Brennan		12/7/2024
Augustine Jones		12/8/2024
Ronee Clark		12/8/2024
JanIn Gough-Iler		12/9/2024
Nicole Mutispaugh		12/9/2024
Ricky Ahrenberg		12/10/2024
Francine Arthur		12/10/2024
Danette Hinchey		12/10/2024
Luciana Cicora		12/10/2024
James Gilbraith		12/12/2024
Aaron Barkus		12/12/2024
Kolina Anderson		12/13/2024
Mark Hardacker		12/14/2024
Cory Schwarzkopf		12/15/2024
Hong Zhan		12/16/2024
Pam Rodenkirk		12/16/2024
Tracy Kopp		12/16/2024
Matthew Dunn		12/17/2024

Gary DeSanti		12/18/2024
Mia Saville		12/18/2024
KAT RINA DAVIS		12/19/2024
Julia Ratliff		12/19/2024
Valerie Wagner		12/19/2024
Sarah Phillips		12/20/2024
Nia Daniels		12/20/2024
Amber Haynes		12/20/2024
Kevin Petty		12/20/2024
Amanda Sella		12/20/2024
Oden Davis		12/20/2024
Evelyn Jamroz		12/21/2024
Damean Oltmann		12/21/2024
Michael Medlock		12/21/2024
Sam Drachman		12/21/2024
Dawn Cancelosi		12/22/2024
Troy Gonzales		12/22/2024
Tracy Bianco		12/24/2024
Pat yeah		12/25/2024
Alexis Haren		12/27/2024
Jane Kostopoulos		12/27/2024
Erica Saenz		12/28/2024
Tiziana Epls		12/28/2024
Crystal Stang		12/29/2024
Greg Hawthorne		12/29/2024
Nicky Dolan		12/29/2024
Michelle Markoxa		12/29/2024
Dan Martin		12/30/2024
Catherine Burris		12/30/2024
Caveman The Great		12/31/2024
Mary Ellen Loughran Di Ro		12/31/2024
Karen Mahler		12/31/2024
Gena Baker		12/31/2024
Vadym Shably		12/31/2024
Ashley Alexander		12/31/2024
Letiticia DEALS		1/1/2025
Peggi Rohner		1/2/2025
Susan Bromley		1/2/2025
karen sheehan		1/3/2025
Sylvia Pinto		1/5/2025
Sylvia Hiles		1/5/2025
J Watts		1/5/2025
Jatinder Singh		1/6/2025
John Snarr		1/6/2025
Freyja Ames		1/7/2025
Kim Collum		1/7/2025
Rebecca Hubbard		1/7/2025
Joshua Macias		1/8/2025
Cynthia Tercero		1/8/2025

Chelsea Lauriano	1/8/2025
Ethan Spivey	1/9/2025
Quin'Nyla Sweeting	1/9/2025
Mylan Castel	1/10/2025
brigitte galvan	1/10/2025
Kevin Johnson	1/10/2025
Lisa Block	1/10/2025
Shannon Bishop	1/10/2025
Ivy Clay	1/11/2025
Clayton Miller	1/11/2025
Caroline Campbell	1/11/2025
Alex Molcak	1/11/2025
Zara Lalji	1/11/2025
Kelly Drake	1/11/2025
Jeremy Moniot	1/12/2025
shanika jackson	1/12/2025
Adrian Saenz	1/12/2025
Brandon Porter	1/18/2025
Brad Shafer	1/18/2025
Justin Porter	1/18/2025
Kristal Poeter	1/18/2025
Daniel Donahue	1/18/2025
Joseph Attryde	1/18/2025
Terry Dahlhauser	1/18/2025
Grace Duarte	1/18/2025
Gary Freburger	1/18/2025
Julle Caputo	1/18/2025
Robert Miller	1/18/2025
Brenda Gregory	1/18/2025
Trent Schafer	1/19/2025
Lidia Zburlea	1/19/2025
Thomas Stamas	1/19/2025
Rene' Fink	1/19/2025
Theresa Scott	1/19/2025
Roland Brunelle	1/19/2025
Justin Porter	1/21/2025
Michele Werthen	1/22/2025
Larry Dean	1/22/2025
Kayla Gill	1/27/2025
Karen Hungerford	1/28/2025
Madolyn Freburger	1/28/2025
Soudabeh Sadigh	1/29/2025
Terri Voeller	1/31/2025
andrew mitchell	2/4/2025
Delwyn Covarrubias	2/5/2025
Nina Shoenthal	2/8/2025
Michael Di Fondi	2/9/2025
Valerie Grunther	2/12/2025
heather doucette	2/12/2025

Robert Wist		2/12/2025
Martha Brzozowski		2/12/2025
Christopher Mayfield		2/12/2025
Darris Mikl		2/13/2025
Sylvia Lemmons		2/13/2025
Vellana Sorensen		2/13/2025
Dana Woods		2/14/2025
Maureen Dowling		2/21/2025
Joseph Caccese		2/21/2025
Rosemary Podwin		2/21/2025
L Evans		2/21/2025
Sue Johnston		2/22/2025
Diane L		2/22/2025
Sheryl Herrly		2/23/2025
BN Laws		2/24/2025
Debbie Kahn		2/25/2025
d'Anne MacNeil		2/25/2025
Katherine Hutchins		2/25/2025
Marla Zimmerman		2/25/2025
Antonina Tabor		2/26/2025
pawel Tabor		2/26/2025
Dianne Douglas		2/26/2025
Su Met		2/26/2025
Samantha Naughton		2/26/2025
Evelin Ramirez leon		2/27/2025
Yufen Lee		2/27/2025
Angela Aranda		2/28/2025
Emir Islas		2/28/2025
Fernando Mendez		2/28/2025
Barbara McIntire		2/28/2025
Sharon Menendez		2/28/2025
Zakk Anderson		3/4/2025
Megan Vaisa		3/4/2025
Shannon Enriquez		3/4/2025
Steve Pollak		3/4/2025
James Martínez		3/5/2025
Amanda Waters		3/5/2025
Jerry Stewart		3/5/2025
Gin-Rainz Justice		3/5/2025
Amber Booth		3/5/2025
Rick Smith		3/6/2025
Erica S		3/6/2025
Coby Larsen		3/6/2025
Stacey Geiger		3/6/2025
Vicki DeFranco		3/7/2025
Chere Gruver		3/7/2025
Debra Reylek		3/7/2025
Linda Garden		3/7/2025
Stephanie Torbett		3/8/2025

Tiffany Jacobs	3/9/2025
Arlene Rutherford	3/9/2025
Ayed Awwad	3/9/2025
Bryant Schwertfager	3/9/2025
Jennifer Mayer	3/14/2025
Barbara Gerhart	3/14/2025
Robert Jones	3/14/2025
Rosemary Boyle	3/14/2025
Debra Portugal	3/15/2025
Annamarie Brienza	3/19/2025
Charles Starr	3/22/2025
Ashley Batton	3/22/2025
Ruth Dunlap	3/23/2025
Rosemarie Claridge	3/23/2025
Susan Craven	3/24/2025
John Craven	3/24/2025
Dan Muckerheide	3/24/2025
Karen Rieth	3/24/2025
Lydia Genovese Pelly	3/24/2025
Kathy Bartelheim	3/24/2025
Charmaine Nilles	3/24/2025
Theresa Gleason	3/24/2025
Frank Scaglione	3/24/2025
Ron Sanchez	3/24/2025
Malcolm Unsworth	3/24/2025
Kathleen Belonga	3/24/2025
Kristen Ryan	3/24/2025
Cati Ackley	3/24/2025
Jamie Hampson	3/24/2025
Tina Gibson	3/24/2025
Kaylah Fleishman	3/24/2025
Ganga Reddy Gopidi	3/24/2025
Bianca Talili	3/24/2025
sherry welton	3/24/2025
Cynthia Phillip	3/24/2025
Kandy Shoaff	3/24/2025
Samantha Meadows	3/24/2025
Nancy Fisher	3/24/2025
Leslie Brown	3/24/2025
Kenneth Shoaff	3/24/2025
Karen Sondrol	3/24/2025
scott Henry	3/24/2025
Yolanda Meyers	3/24/2025
René Bailey	3/24/2025
Jocelyn De La Cruz	3/25/2025
Sylvia Nanyangwe	3/25/2025
Shawnetta Bryant	3/25/2025
Gene Gurka	3/25/2025
Eric Jensen	3/25/2025

Tracie Salgado		3/25/2025
Damian Lewis		3/25/2025
Anna Gutierrez		3/25/2025
Tiyada Baldwin Barnes		3/25/2025
Анастасия Соколова		3/25/2025
charles Boniface		3/25/2025
Teri Caserta		3/25/2025
April Johnson		3/25/2025
Anna Ybarra		3/25/2025
Lucie Becus		3/25/2025
Claudia Barber		3/25/2025
Elisa Bayha		3/25/2025
John Plunkett		3/25/2025
Dodge Marshall		3/25/2025
Kathleen Munson		3/25/2025
Demitres Pullium		3/26/2025
Harold Breeding		3/26/2025
Elizabeth Osborne		3/26/2025
Dani Harvey		3/26/2025
Kathleen Ditty		3/26/2025
Tammy Wallinger		3/26/2025
Valerie Benson		3/26/2025
Renn Curtis		3/26/2025
Glen Lacer		3/26/2025
Christina Huff		3/26/2025
Craig Currie		3/26/2025
Bill LaCount		3/27/2025
Michelle Rottluff		3/28/2025
Linda Olson		3/28/2025
Julie Phillips		3/28/2025
Pamela Koerner		3/28/2025
M Genevieve Paetz		3/28/2025
John Ritter		3/28/2025
Sherri Lucas		3/28/2025
Kezia Van Boeschoten		3/28/2025
Rachel Szewc		3/29/2025
Natalie Flamm stutenroth		3/29/2025
Craig Hampson		3/29/2025
Judie Georgacas		3/29/2025
Glenn Parham		3/31/2025
Sandra Paris		3/31/2025
Jennifer Taylor		4/15/2025
REX RHINESMITH		4/23/2025
Wendy James-delistes		4/24/2025
Sommer Wielgus		4/24/2025
Rhonda Allen		4/24/2025
Christy Kellems		4/24/2025
Nicole Huffman		4/24/2025
Cheri Tanner		4/24/2025

Carla Vazquez		4/24/2025
Litsa Kalogianis		4/24/2025
Amber Wilson		4/24/2025
James Underwood		4/25/2025
John Reddy		4/25/2025
Chris smith		4/25/2025
Tyler Shearer		4/25/2025
Bill Henderson		4/29/2025
Kimberly Decker		10/11/2025
Stephanie Connors		10/11/2025
Melanie Easterwood		10/11/2025
Kristin Lowery		10/11/2025
Hope Rodrigues		10/11/2025
Ranae Simpson		10/11/2025
Neal Rodrigues		10/11/2025
Allyson Andersen		10/11/2025
Jamie McKinley Mckinley		10/11/2025
Rachael Giffi		10/11/2025
Suzanne Farrell		10/11/2025
Bradley Shafer		10/11/2025
Kristin Becker		10/11/2025
Holly Kurtzeborn		10/12/2025
Alyssa Higbee		10/12/2025
Kamy Cannon		10/12/2025
Heather Bruen		10/12/2025
Megan Mitchell		10/12/2025
Jay Olson		10/12/2025
Laura Vaughn		10/12/2025
John Krell		10/12/2025
Alison Mitchell		10/12/2025
Alice Shillington		10/12/2025
Thomas Shillington		10/12/2025
Jay Peterson		10/12/2025
Derek Clingo		10/12/2025
Denise Martens		10/12/2025
Bill Martens		10/12/2025
Laura Hightower		10/12/2025
Wendi Bateman		10/12/2025
Vickie Berrettini		10/12/2025
Julie Johnson		10/13/2025
Stephanie Starkey		10/13/2025
Shane sluga		10/13/2025
Kristine McKeever		10/13/2025
Heather Smith		10/13/2025
Matt Haggard		10/13/2025
Bobby Lacey		10/13/2025
Devin Staples		10/13/2025
Bill DWYER		10/13/2025
Austin Moe		10/14/2025

Trudi Tingley	10/14/2025
Anthony Groth	10/14/2025
Ryan Stemsrud	10/14/2025
john stewart	10/14/2025
Amy Mckeever	10/14/2025
Melissa Barry	10/14/2025
Dallas Johndrow	10/14/2025
Robert Yanko	10/14/2025
Mark McNitt	10/14/2025
Lorina White	10/14/2025
Joseph Frontauria	10/14/2025
Alexandra Delbrook	10/14/2025
Austin Trouberman	10/14/2025
Nick Shlita	10/14/2025
Amanda Shafer	10/14/2025
Jocelyn Nevers	10/14/2025
Tian Zhu	10/14/2025
Kaylee Lauritsen	10/14/2025
Laura Keto-Saunders	10/14/2025
Wes Fackler	10/14/2025
Ryan Mead	10/14/2025
Sara BrunelleYbrunelle	10/14/2025
Melissa Hoover	10/14/2025
Melissa Thompson	10/14/2025
Katelyn Darr	10/14/2025
Travis Heitz	10/14/2025
Alicia Rooney	10/14/2025
Kathrine Dudzinski	10/14/2025
Kristi Gaxiola	10/14/2025
Melanie Appleton	10/14/2025
Melody Goss	10/14/2025
Teresa Bills	10/14/2025
Sue Gusich	10/14/2025
Jameson Payne	10/14/2025
Alina bucur	10/14/2025
Terri Rosner	10/14/2025
Ashley Vasconcellos	10/14/2025
Matthew Murphy	10/14/2025
Presley Tippett	10/14/2025
Nancy Schmid	10/14/2025
Barrett Mallaburn	10/14/2025
Aj Amarilla	10/14/2025
Roslyn Byrne	10/14/2025
Danica Appleton	10/14/2025
Kirsten Baron family	10/14/2025
Gary Hilgers	10/14/2025
DeAnn Hasquet	10/14/2025
John Curry	10/14/2025
Matt Brunelle	10/14/2025

Jennifer Corso		10/14/2025
Nancy Cronin		10/14/2025
Alexandra Elder		10/14/2025
Don Bills		10/14/2025
Thomas Bayus		10/14/2025
Sara Bayus		10/14/2025
Marissa OHalloran		10/14/2025
Crystal Farr		10/14/2025
Lisa Goodin		10/14/2025
Kristen Call		10/14/2025
Susan DeBusk		10/14/2025
Cyndy Galbreath		10/14/2025
Rochelle Fahey		10/14/2025
Jennifer Skaugrud		10/14/2025
D Opre		10/14/2025
Jillian Holton		10/14/2025
Kristen Ludlum		10/14/2025
Susan Eckert		10/14/2025
Ami Bowser		10/14/2025
Karen Bridgeman		10/14/2025
Lori Clinkenbeard		10/14/2025
Emily Fink		10/14/2025
Melanie Mayer		10/15/2025
Phil Santangelo		10/15/2025
Christine Keefner		10/15/2025
Matthew Goss		10/15/2025
William Sciury		10/15/2025
Bryeanna Kelley		10/15/2025
Charlee Addler		10/15/2025
Brenda Pinon		10/15/2025
Sara Myers		10/15/2025
kerrisha visser		10/15/2025
Theresa Seward		10/15/2025
Julia Gregory		10/15/2025
Chris Hall		10/15/2025
Razi Berry		10/15/2025
Angie Weaver		10/15/2025
Gail Ivinskas-Odle		10/15/2025
Joan Simpson		10/15/2025
Leigh-Anne Kadosh		10/15/2025
Rhiannon Schurig		10/15/2025
Tamir Kadosh		10/15/2025
Sean Griffin		10/15/2025
Garush Danielyan		10/15/2025
Lacey Morales		10/15/2025
Nancy Gillispie		10/15/2025
Stacy Warner		10/15/2025
Meredith Flateau		10/15/2025
Kevin Prospal		10/15/2025

George Diaz	10/15/2025
Suzette Diaz	10/15/2025
Jenny Hagel	10/15/2025
Jane Scherbing	10/15/2025
NINA PRECIADO	10/15/2025
Denice Ruscigno	10/15/2025
Edith Guzman-Hernandez	10/15/2025
Michael Wirths	10/15/2025
Sharon Amoruso	10/15/2025
Cynthia Schifferer	10/15/2025
Sean Lundin	10/15/2025
Karen Lepore	10/15/2025
John Ruscigno	10/15/2025
Jacob Smith	10/15/2025
Ady B	10/15/2025
MICHAEL STECK	10/15/2025
Janelle Heath	10/15/2025
Wendie Wiece	10/15/2025
Amanda Wiece	10/15/2025
Amber Pruitt	10/15/2025
Marilyn Strate	10/15/2025
Mary Stoll	10/15/2025
Cynthia Dodge	10/15/2025
Kat Castorena	10/15/2025
Armando Castorena	10/15/2025
Chad Baker	10/15/2025
Angie Baker	10/15/2025
Robert Wiece	10/15/2025
Felicia Whitney	10/15/2025
Damon Zahlmann	10/15/2025
Darrick Zahlmann	10/15/2025
Jennifer Rhoades	10/16/2025
Robert Hansen	10/16/2025
Katie Cowan	10/16/2025
Jaime Zahlmann	10/16/2025
Dean Sloggett	10/16/2025
Audra Griffin	10/16/2025
Tina Smith	10/16/2025
CHARLES RHOADES	10/16/2025
Robert Bartelheim	10/16/2025
Nancy Carillo	10/16/2025
Alexa Hunt	10/16/2025
Brett arnett	10/16/2025
Barbara Walker	10/16/2025
Kelly Bazin	10/16/2025
Robert Miller	10/16/2025
dennis yost	10/16/2025
Kaden Arnett	10/16/2025
Dale Schantz	10/16/2025

Lisa Jasper		10/16/2025
Jeremy Mcbee		10/16/2025
Stevan Mrksich		10/16/2025
Marko Mrksich		10/16/2025
Robert Tulchinsky		10/16/2025
Kristen Jepson		10/16/2025
Christine Atwater		10/16/2025
Kim Hansen		10/16/2025
Tony Fassette		10/16/2025
Sarah Brunk		10/16/2025
John Luke		10/16/2025
Alahya Sandbergen		10/16/2025
Lidia Beltran-Boone		10/16/2025
kym Polanco		10/16/2025
Kirk Hanson		10/16/2025
kirk hanson		10/16/2025
Rita Whita		10/17/2025
Mary Lynn McElwain		10/17/2025
Lee Spina		10/17/2025
Jeannette Zemelda		10/17/2025
Dung Nguyen		10/17/2025
Brenda Kauffman		10/17/2025
Tammie Redding		10/17/2025
Brittney Deatherage		10/17/2025
Geraldine Nelson		10/17/2025
William Hagel		10/17/2025
Heidi Enright		10/17/2025
Avonelle Goff		10/17/2025
Elisabeth American Hors		10/17/2025
Mariana Nasuj		10/17/2025
Nicole Pratt		10/17/2025
Miriam Fajardo		10/18/2025
CHERYL Driscoll		10/18/2025
Dianna Schaumberg		10/18/2025
Larry Worley		10/18/2025
Brahim Lekmine		10/18/2025
Barbara Hagel		10/18/2025
Jamie Short		10/18/2025
Angelia Corley		10/18/2025
Austin Corley		10/18/2025
Maria Steck		10/19/2025
Tracie Houston		10/19/2025
Angelica Hernandez		10/19/2025
Amirhossein Jalili		10/19/2025
Satheesh Soundararajan		10/19/2025
Ashley Wallinger		10/19/2025
Fatemeh Jafari		10/19/2025
Nicole Buhanan		10/19/2025
Dawn Standish		10/19/2025

Cheryl Benjamin		10/19/2025
Joshua Stegemeler		10/20/2025
LORENA I MCFARLAND		10/20/2025
Kyle Newman		10/20/2025
Renee Howell		10/20/2025
Kimberly Clover		10/20/2025
Moges Gebregiorgis		10/20/2025
Rich Donaldson		10/20/2025
Lori Donaldson		10/20/2025
Lee Garner		10/20/2025
latiesha Baker		10/20/2025
Thomas Stewart		10/20/2025
Mary Stewart		10/20/2025
Michael Prodan		10/20/2025
Ryan Danielson		10/20/2025
Bob Kirby		10/20/2025
Richard Kuniski		10/20/2025
Shelly Ferneau		10/20/2025
Linsy Steinke		10/20/2025
jill Jeziorski		10/20/2025
Abigail Dickson		10/20/2025
Brad Manning		10/20/2025
kathryn koppes		10/20/2025
Mark Cassidy		10/21/2025
Susan Hall		10/21/2025
Jackie Mrksich		10/21/2025
Diana Lindsay		10/21/2025
Lynn Siegel		10/21/2025
Gwen Schaal		10/21/2025
klm lovell		10/21/2025
Tonya Smith		10/21/2025
Kathryn Pavao		10/21/2025
Lue Kness-Zavos		10/21/2025
Glenne Savage		10/21/2025
Karen Mozer		10/21/2025
Jacquelyn Sturdivant		10/21/2025
Daye Smalley		10/22/2025
Denice Hernandez		10/22/2025
Sherri Oxford		10/22/2025
Tammy Turney		10/22/2025
Emily Weyrum		10/22/2025
John Lowndes Jr.		10/22/2025
Virgil Granger		10/22/2025
Samantha Naughton		10/22/2025
Bonnie Seal		10/22/2025
Janice Peterson		10/22/2025
Jeff Verhasselt		10/22/2025
Chad Burson		10/22/2025
Mary Reece		10/22/2025

Erica Aguilera		10/22/2025
Ted Lulis		10/22/2025
Virginia Steinmetz		10/22/2025
Cathy Melby		10/22/2025
Jay Wozny		10/22/2025
LaTonya Dean		10/22/2025
Rose Cole		10/22/2025
Mindy Powell		10/23/2025
Carole Tyne		10/23/2025
Misty Zamora		10/23/2025
Michael McGuire		10/23/2025
Rochelle Kafouros		10/23/2025
Danyel Dorn		10/23/2025
lisa skulsky		10/23/2025
Shannon Moran		10/23/2025
Pete Stevens		10/23/2025
Steven Watt		10/23/2025
Kerry James		10/23/2025
Damon Daricek		10/24/2025
Darren Grozier		10/24/2025
Tony Bass		10/24/2025
Kathleen Ploetz		10/24/2025
Crystal Dykes		10/24/2025
Dana Adame		10/24/2025
Wayne White		10/24/2025
Jonah Adame		10/24/2025
Ed Nolan		10/24/2025
Barbara Busser		10/24/2025
Alyson Martorano		10/24/2025
Michael Rupp		10/24/2025
Sara Lovato		10/24/2025
Richard Cisneros		10/24/2025
Claude Lorey		10/24/2025
Karen Markovitz		10/24/2025
Denie English		10/24/2025
Cheryl Orosco		10/24/2025
Lindsey Garcia		10/24/2025
D Cooper		10/24/2025
Milo Milosevich		10/24/2025
Krystal Luck		10/24/2025
Jacquelyn Sturdivant		10/25/2025
Heather Hoskin		10/25/2025
William Hoskin		10/25/2025
Shanna Franks		10/25/2025
Tatum Bennett		10/25/2025
Vitaliy Chetverikov		10/25/2025
Julie freitas		10/25/2025
Terrie Walters		10/25/2025
Leah Ruguone		10/26/2025

Adrian retana	10/26/2025
Silvette Santos	10/26/2025
Linda Miller	10/26/2025
Joyce McKinley	10/26/2025
Anna Del castillo	10/26/2025
Natalie Natalie Gilstrap	10/27/2025
Kellie Balluzzo	10/27/2025
John McDonald	10/27/2025
Terri Moore	10/27/2025
Rachel Frevert	10/27/2025
Nena Holt	10/27/2025
Jamie Johnson	10/27/2025
Wayne Hollock	10/27/2025
Derry Hollock	10/27/2025
Robert White	10/27/2025
Melanie Squires	10/27/2025
Nikki Madewell	10/27/2025
Kylee Cragun	10/27/2025
Wendy Tucker	10/27/2025
Levi Cragun	10/27/2025
McLaws Robin	10/27/2025
Shanda Nash	10/27/2025
Amber Duffield	10/27/2025
Leslie Wright	10/27/2025
Keara Barnes	10/27/2025
Stephanie White	10/27/2025
Dennis Carlat	10/27/2025
Jon Forsythe	10/27/2025
Paul Johnson	10/27/2025
Terry Blakemore	10/27/2025
Debbie Ontiveros	10/27/2025
Felicia Bland	10/28/2025
Aaron Amos	10/28/2025
Aniyah Chance	10/28/2025
Alex Newton	10/28/2025
Kristine Newton	10/28/2025
Hazel Boyd	10/28/2025
Laura Burkardt	10/28/2025
Brianna Limbrick	10/28/2025
Paul Augustine	10/28/2025
Reshea Bristol	10/28/2025
Angela Glover	10/28/2025
Karen Stowe	10/28/2025
Janet Burns	10/28/2025
Joseph Pensiero	10/28/2025
Anny Gil	10/28/2025
Tiphani Morgan	10/28/2025
Susan Fyffe	10/28/2025
Maria DaSilvs	10/28/2025

EIRON MOORE		10/28/2025
DAVID TANZER		10/29/2025
Sandra Winfield Arnold		10/29/2025
Adelle Ribeiro		10/29/2025
Suhaib Saleem		10/29/2025
Jennifer Cobasky		10/30/2025
Laura Stephens		10/30/2025
Carolyn Verhasselt		10/30/2025
Tina Miranda-Flores		10/30/2025
Jesus Hernandez		10/30/2025
Jeffrey Lockett		10/30/2025
Peter Ferguson		10/30/2025
Susan Muha		10/30/2025
Lynn Attwood		10/30/2025
Christian Martinez		10/30/2025
DAN MCFARLAND		10/31/2025
Bobbi Barela		10/31/2025
Ron Barela		10/31/2025
Branden Piercey		10/31/2025
Elif Atacan		10/31/2025
Antonella Nechtman		10/31/2025
Berit Finell		10/31/2025
María Lomeli		10/31/2025
Gina Danzo		10/31/2025
Aubree McKinney		10/31/2025
Michael ragan		10/31/2025
Jen Leugn		10/31/2025
Peter Genot		10/31/2025
Jeffrey Keefner		10/31/2025
Braxton Williams		10/31/2025
Bhanu Kuchibhotla		10/31/2025
Brandi Sitter		10/31/2025
Mindy Ost		10/31/2025
Teresa Elixir		10/31/2025
Imlololo A		10/31/2025
Armindia Cockett		10/31/2025
Heather Christmas		10/31/2025
Mark Wicher		10/31/2025
ghost berry		10/31/2025
Lee Brooks		10/31/2025
Teresa Elliott-Fechtel		11/1/2025
James Rawlins		11/1/2025
Emery Long		11/1/2025
Kevin White		11/1/2025
Tia Winefsky		11/1/2025
Jacquelyn Gibson		11/1/2025
Christina Saucedo		11/1/2025
Asael Saucedo		11/1/2025
Brad Manning		11/1/2025

Jeanette Fitzke		11/1/2025
Jacie Gifford		11/1/2025
Scott Fitzke		11/1/2025
Jose Garcia		11/1/2025
Leila Kent		11/1/2025
Asmahan Garcia		11/1/2025
Edward Kondrat		11/2/2025
Terri Hilgers		11/2/2025
Trent Bryant		11/2/2025
Fatima Aljabery		11/2/2025
Brianna Ruggles		11/2/2025
Carla Domagala		11/2/2025
John Taylor		11/2/2025
Ken Wier		11/2/2025
Philip Sanzari		11/2/2025
Matt Moore		11/2/2025
Joanne Bono-Rozon		11/2/2025
Lakshmi Botta		11/2/2025
Patti Miller		11/2/2025
Michele Westmoreland		11/2/2025
Tamara Western		11/2/2025
Lillian Thomas		11/2/2025
Courtney Moore		11/2/2025
Cyndi Moore		11/2/2025
Sarah King		11/2/2025
Autumn Richardson		11/2/2025
Sharad rathour		11/2/2025
Lane Moulton		11/2/2025
Brian Davis		11/2/2025
Sherri Henkel		11/2/2025
Christopher Teklinsky		11/2/2025
William Penrod		11/2/2025
Erica Gregory		11/2/2025
Jacob Gregory		11/2/2025
Kevin Balchik		11/3/2025
Sharon Novak		11/3/2025
Sherry Kiepke		11/3/2025
Nick Hensley		11/3/2025
Ann Marie Morrison		11/3/2025
Theresa Keves		11/3/2025
Travis Titsworth		11/3/2025
Joyce Phillips		11/3/2025
Hanan Palz		11/3/2025
Abdul karim Quraishi		11/3/2025
Deron Luzar		11/3/2025
Grace Okezie		11/4/2025
Jon Hart		11/4/2025
Danielle Griffin		11/4/2025
Karen Church		11/4/2025

Earl Robert Nordby		11/4/2025
Clarissa Savel		11/4/2025
Julianna Ruiz		11/4/2025
Elizabeth Miller		11/4/2025
Dave Opsahl		11/4/2025
Joan Dahlberg		11/4/2025
Erica Moon		11/4/2025
Sandra Serrano		11/4/2025
Danielle Walkiewicz		11/4/2025
christine menth		11/4/2025
Craig Haggarton		11/4/2025
Kathleen Shafer		11/4/2025
Michael Sargent		11/5/2025
Sheldon Masias		11/5/2025
Renee Chachulski-Barnes		11/5/2025
Kassi Bailey		11/5/2025
Corby Hunich		11/5/2025
KEN DA LIU		11/5/2025
Netanya Liu		11/5/2025
Anthony Gaddis		11/5/2025
Lateana Heuer		11/5/2025
Shery Stucki		11/5/2025
Kerri Amman		11/5/2025
Ronald Sielski		11/5/2025
Chris McBane		11/5/2025
Patricia Amman		11/5/2025
jo bell wolff		11/5/2025

From: [REDACTED]
To: Sarah Dircks; [REDACTED]
Subject: "No" on rezoning Cibola Vista parcel
Date: Wednesday, November 5, 2025 9:58:12 AM

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Hello Sarah,

My name is Cheryl Kabrud. I live in Cibola Vista at [REDACTED]. I strongly oppose the proposed rezoning of the subject parcel, "Cibola Vista (GPA24-06 and Z00-10.A.6)".

I'm an original buyer in the neighborhood. I fully investigated the zoning of the attached parcels in the neighborhood before investing in this area. I'm so disappointed in what the city is allowing and approving in the coveted northwest Peoria area in the past few years. The communities are pushing back as long as they have transparent, truthful information.

I've heard from neighbors that the current owner/investors petition was not truthful in how they described what the residents were asked to sign. I did not sign and neither should my neighbors have signed. However, these deceitful practices should be called out and held to account.

I cannot make the meeting as the grandchildren have sports practice today. However, please count this email as my voice AGAINST rezoning.

Thank you,

Cheryl Kabrud

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: *URGENT* Cibola Vista
Date: Wednesday, November 5, 2025 12:46:00 PM

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Hello Sarah,

I live in a community directly across from Cibola Vista. 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
Sent from my iPhone

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Re: Cibola Vista Public Hearing
Date: Monday, November 3, 2025 8:31:22 AM

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Yes please. I will be unable to attend the meeting due to having young children at home.

Thanks,

Darcee Bowen

On Mon, Nov 3, 2025 at 7:18 AM Sarah Dircks <Sarah.Dircks@peoriaaz.gov> wrote:

Darcee,

I recorded your initial letter and opposition on 6/15/2025 and second email from 8/16/2024 was recorded and your opposition was marked for the case. The compiled letters of public comment were sent to Planning and Zoning Commission on 10/30. I am unable to add your email below into the written comment packet at this time. If you want the email below printed and handed to them at the meeting that is something I can do for you. Please note, there will be an opportunity for members of the public to speak for 3 minutes each during public comment.

Sarah Dircks, MCP, AICP

Senior Planner

623-773-7514

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

From: Darcee [REDACTED]
Sent: Thursday, October 30, 2025 7:16 PM
To: Sarah Dircks <Sarah.Dircks@peoriaaz.gov>
Subject: Re: Cibola Vista Public Hearing

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

Hi Sarah,

I would like to express my strong opposition to this proposal of apartments.

Thanks,

Darcee Bowen

On Tue, Oct 14, 2025 at 10:29 AM Sarah Dircks <Sarah.Dircks@peoriaaz.gov> wrote:

Good Morning,

You are being emailed because you reached out to the City related to Resort Residences at Cibola Vista (GPA24-06 and Z00-10.A.6) applications submitted to the City in April 2024. As previously identified, in response to your public participation, you were placed on the city's interest parties list for these two projects. I am writing to inform you and interested parties that the Resort Residences at Cibola Vista (GPA24-06 and Z00-10.A.6) has been scheduled to have the following two meetings:

- Planning and Zoning Commission: November 6, 2025 at 6pm
- City Council Meeting: December 16, 2025 at 6pm

Both meetings will be held in the Public Safety Admin Building ([8351 W. Cinnabar Ave](#)) in the Peoria Room. Postcards have been mailed to neighbors within the required noticing area, and I have also attached a copy of the notice to this email for your convenience. Your comments previously provided, as with any written public comment received by the City regarding these cases, has been compiled and will be shared with Planning and Zoning Commission as well as City Council in advance of the

corresponding public meetings.

Thank you for your time.

Respectfully,

Sarah Dircks, MCP, AICP

Senior Planner

623-773-7514

Sarah.Dircks@PeoriaAZ.gov

City of Peoria | Planning Department

[9875 N. 85th Avenue, Peoria, AZ 85345](https://www.peoriaaz.gov/9875-N-85th-Avenue-Peoria-AZ-85345)

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

[Peoriaaz.gov/planning](https://www.peoriaaz.gov/planning)

From: jeff little [REDACTED]

Date: October 30, 2025 at 5:17:18 PM MST

To: Nextlink Advisors [REDACTED]

Subject: Opposition to apartment build

I am writing to inform you that I opposed the building of the apartments. I have resided at [REDACTED] for over 14 years now and do not feel the apartments will improve the neighborhood.

Jeffrey S Little

Good afternoon Ms. Dircks,

On behalf of the residents of Cibola Vista, we respectfully submit this letter in opposition to the proposed rezoning of the Cibola Vista Resort from hospitality to multifamily zoning. We believe converting Peoria's only resort into a multifamily housing development would be detrimental to the surrounding community, negatively impact home values, harm the local economy, and contradict the promises made to residents regarding responsible growth and development in our city.

It is worth noting the following: in an interview with *The Arizona Republic* on October 17, 2022, then-candidate Jason Beck criticized his opponent, Bridget Binsbacher, stating that he was "tired of seeing apartments where there should be jobs." Resorts such as Cibola Vista create dozens of mid- to higher-level employment opportunities and contribute significantly to the local economy through tourism and tax revenue. In contrast, apartment complexes generate only a small number of lower-wage jobs, produce no direct tax revenue, and provide only temporary construction employment during development.

Additionally, Mayor Beck made multiple commitments to residents that no additional apartment complexes would be built in North Peoria.

It goes without saying that the rental housing market, apartments in particular, is already oversaturated and currently facing a historic downturn in occupancy rates, rising eviction numbers, and record foreclosures among apartment communities. These unfortunate circumstances often lead to increased crime, homelessness, and declining property values, outcomes that are inconsistent with the vision Peoria residents have for their community.

Furthermore, we would like to address the rumors regarding the number of letters submitted in opposition to this project. It is important to note that the developer's project materials listed an incorrect email address for contacting you (please see enclosed). Therefore, it is reasonable to assume that, had residents been provided with your correct contact information, the city would have received three to four times the number of opposition letters. While we trust this was an honest mistake, it remains a significant point that should be acknowledged.

For your consideration, we are including over 1,300 signatures from residents who oppose this project. These signatures reflect individuals who have their primary residence in Peoria, maintain a second home in Peoria, or hold business interests within the city. More importantly, they represent residents who voted for, supported, and trusted then-candidate Jason Beck. Also enclosed are over 30 letters opposing this project for the same reasons outlined in this petition.

Rather than eliminating Peoria's only resort, we urge the City to keep the property zoned for hospitality use, invest in promoting our tourism industry, and support the local businesses that rely on visitor traffic to survive. This approach would strengthen our economy, honor previous commitments, and preserve the unique character of our community.

Please reach out if you require any additional information or documentation from us.

Respectfully,

The Residents of Cibola Vista

From: Darin Reynolds [REDACTED]

Date: October 30, 2025 at 7:16:40 PM MST

To: Nextlink Advisors [REDACTED]

Subject: Cibola Vista apartments

We don't need more apartments in the area. Don't California my Arizona

Sent from my iPhone

"I do not want a storage facility or apartments in my neighborhood!"

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Against rezoning to put apartments in our neighborhood.
Date: Wednesday, November 5, 2025 1:32:37 PM

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

Hello Sarah-

My name is Steve Smith. 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 my neighborhood and what I expected when I purchased my home in this area.

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

Sincerely---

Steve Smith

From: [REDACTED]
To: [Sarah Dirks](#)
Subject: Apartment Buildings
Date: Wednesday, November 5, 2025 6:47:28 AM

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Dear Sarah Dirks,

I hope this message finds you well. I am writing to express my concerns and opposition to the proposed apartment development near Cibola Vista in Peoria, AZ. As a long time resident of the area, I believe this development could have significant negative impacts on the neighborhood, and I would like to respectfully request that you reconsider the project.

My concerns are as follows:

1. **Increased Traffic and Congestion:** The addition of a large number of residents to an already crowded area would likely exacerbate traffic problems. The current infrastructure is not equipped to handle the influx of vehicles that the development would bring, especially during peak hours. This could lead to dangerous congestion, increased commute times, and a diminished quality of life for current residents. With the already in progress developments, we are already experiencing that.

2. **Strain on Local Resources and Services:** Our community already faces challenges in terms of public services, including schools, emergency services, and waste management. Adding more residents to the area will further strain these resources, and may negatively impact the level of service that both current and new residents would receive.

3. **Environmental Concerns:** The proposed development may lead to the loss of green spaces, which are vital to the local ecosystem. This could negatively affect local wildlife, as well as the general aesthetic and livability of the area. I urge you to consider the environmental impact of such a project before moving forward. This is especially concerning due to the proposed parking structure, which will increase the retention of heat and increase the temperatures in the dead of the summer.

4. **Neighborhood Character:** One of the key appeals of this area is its current character—"a quiet, residential neighborhood with a sense of community and safety walking to school and parks". A large apartment complex would likely disrupt this character and lead to overcrowding, noise, and a loss of the qualities that make this area special and safety for our kids.

5. **Property Value Concerns:** Many homeowners in the area, myself included, have made

significant investments in our properties. The proposed development could potentially lower property values due to the increased density, the change in neighborhood dynamics, and potential traffic and safety concerns.

I would appreciate the opportunity to discuss these concerns further and ask that you take them into consideration as part of the decision-making process. I believe it is crucial that the development aligns with the needs and interests of the community and that the long-term well-being of the neighborhood is prioritized.

Thank you for your attention to this matter. I look forward to hearing your thoughts.

Sincerely,
Aryana Reavis

A large black rectangular redaction box covering the signature area.

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Apartment complex in Cibola Vista
Date: Tuesday, November 4, 2025 8:43:49 AM

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I oppose the building of the apartment complex as it will be very disruptive to the community.

Gerald Goz
[REDACTED]

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Apartment proposal
Date: Tuesday, November 4, 2025 7:11:35 PM

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Hello Sarah, my name is Jessica__ 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, ___ Jessica ___

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Apartments at Cibola Vista
Date: Tuesday, November 4, 2025 5:07:14 PM

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Hello Sarah,

I am writing as a concerned resident of Cibola Vista regarding the proposed construction of apartment buildings intended for rental occupancy in our area. While I understand the city's goal of accommodating growth, I believe this particular development would have a negative impact on our community.

First, the addition of high-density rental housing would likely place strain on our local infrastructure and increase traffic into the neighborhood. Cibola Vista is a family-oriented neighborhood and the influx of renters could significantly alter the character and atmosphere that current residents value.

Second, studies and local experience show that large rental complexes can lead to increased crime rates and declining property values. Many of us have made long-term investments in this community, and we are deeply concerned about protecting both our safety and the value of our homes.

I respectfully ask that the city carefully deny approval for this project. The residents here take pride in maintaining a safe, attractive, and cohesive neighborhood, and we hope the city will support us in preserving that quality of life.

Thank you for your time and attention to this matter.

Stephanie White

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Apartments at Cibola Vista
Date: Tuesday, November 4, 2025 5:07:14 PM

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Hello Sarah,

I am writing as a concerned resident of Cibola Vista regarding the proposed construction of apartment buildings intended for rental occupancy in our area. While I understand the city's goal of accommodating growth, I believe this particular development would have a negative impact on our community.

First, the addition of high-density rental housing would likely place strain on our local infrastructure and increase traffic into the neighborhood. Cibola Vista is a family-oriented neighborhood and the influx of renters could significantly alter the character and atmosphere that current residents value.

Second, studies and local experience show that large rental complexes can lead to increased crime rates and declining property values. Many of us have made long-term investments in this community, and we are deeply concerned about protecting both our safety and the value of our homes.

I respectfully ask that the city carefully deny approval for this project. The residents here take pride in maintaining a safe, attractive, and cohesive neighborhood, and we hope the city will support us in preserving that quality of life.

Thank you for your time and attention to this matter.

Stephanie White

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Apartments Cibola Vista
Date: Wednesday, November 5, 2025 2:24:46 PM

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](#)

Dear Sarah Dircks,

I hope this message finds you well. I am writing to express my concerns and opposition to the proposed apartment development near Cibola Vista in Peoria, AZ. As a long time resident of the area, I believe this development could have significant negative impacts on the neighborhood, and I would like to respectfully request that you reconsider the project.

My concerns are as follows:

1. **Increased Traffic and Congestion:** The addition of a large number of residents to an already crowded area would likely exacerbate traffic problems. The current infrastructure is not equipped to handle the influx of vehicles that the development would bring, especially during peak hours. This could lead to dangerous congestion, increased commute times, and a diminished quality of life for current residents. With the already in progress developments, we are already experiencing that.

2. **Strain on Local Resources and Services:** Our community already faces challenges in terms of public services, including schools, emergency services, and waste management. Adding more residents to the area will further strain these resources, and may negatively impact the level of service that both current and new residents would receive.

3. **Environmental Concerns:** The proposed development may lead to the loss of green spaces, which are vital to the local ecosystem. This could negatively affect local wildlife, as well as the general aesthetic and livability of the area. I urge you to consider the environmental impact of such a project before moving forward. This is especially concerning due to the proposed parking structure, which will increase the retention of heat and increase the temperatures in the dead of the summer.

4. Neighborhood Character: One of the key appeals of this area is its current character—"a quiet, residential neighborhood with a sense of community and safety walking to school and parks". A large apartment complex would likely disrupt this character and lead to overcrowding, noise, and a loss of the qualities that make this area special and safety for our kids.

5. Property Value Concerns: Many homeowners in the area, myself included, have made significant investments in our properties. The proposed development could potentially lower property values due to the increased density, the change in neighborhood dynamics, and potential traffic and safety concerns.

I would appreciate the opportunity to discuss these concerns further and ask that you take them into consideration as part of the decision-making process. I believe it is crucial that the development aligns with the needs and interests of the community and that the long-term well-being of the neighborhood is prioritized.

Thank you for your attention to this matter. I look forward to hearing your thoughts.

Sincerely,

A large black rectangular redaction box covering the signature area.

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Cibola Vista - Apartment Complex Opposition
Date: Wednesday, November 5, 2025 3:16:26 PM

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Hello,

I am a resident of Cibola Vista in Peoria, AZ.

I want to let it be known that I oppose any plans to rezone and/or build an apartment complex by Cibola Vista resort.

Thank you,
Janette Bannister

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Cibola Vista apartment complex
Date: Wednesday, November 5, 2025 5:27:52 PM

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The residents of North Peoria respectfully request that the developer and city leadership reconsider the rezoning of Cibola Vista Resort. Rezoning this beautiful property for a high-density rental community would be a disservice, as the rental market is already saturated. These projects often lead to financial losses for cities and decrease the value of owner-occupied homes. Furthermore, our streets are already over capacity, and adding more rentals would strain our infrastructure even more.

We urge the Planning and Zoning Commission to consider the negative impact this project would have on our community. The drawbacks significantly outweigh any potential benefits. We also ask that alternative land-use options, such as townhomes or condominiums, be considered to better align with the community's character and address the housing shortage.

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Cibola vista apartment
Date: Wednesday, November 5, 2025 5:18:38 PM

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Hello Sarah,

My name is Greg Farr.

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, Greg Farr

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Cibola Vista Apartments
Date: Tuesday, November 4, 2025 6:07:30 PM

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Hello Sarah,

We do need more rental housing in Peoria. Too often people who are blessed with a house, don't want anyone else to have the same opportunity.

There are some wonderful apartments in this area and they are all very well maintained, but we do need more.

Thank you for your consideration.

Juanita Prior

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From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Cibola Vista Apartments
Date: Tuesday, November 4, 2025 6:26:46 PM

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Sarah,

We do need more apartments in this area. The ones that have been built around here are very nice & well maintained.

Crime does not appear to be an issue with more apartments.

Since we do need more apartments, I do hope that the approval for Cibola Vista Apartments is granted.

Thank you.

John Prior

Sent from my Verizon, Samsung Galaxy smartphone

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From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Cibola Vista Apartments
Date: Tuesday, November 4, 2025 8:40:30 PM

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Hello Sarah, my name is Terri Moore. 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,
Terri Moore

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Cibola Vista Apartments
Date: Tuesday, November 4, 2025 5:02:52 PM

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Sarah,

I am writing to you to say that I strongly oppose the building of a 300+ Apartment complex in the Cibola Vista Community. We have already signed one petition saying that we would rather see individual homes in that space across from the Cibola Vista Resort.

I live in one of the neighborhoods just a little bit down from the Cibola Vista Resort off 92nd Lane.

Tina Trippe

[REDACTED]

We purchased this home in December 2020.

Thank you,
Tina Trippe

[REDACTED]

From: [REDACTED]
To: [Sarah Dirks](#)
Subject: Cibola Vista Development
Date: Wednesday, November 5, 2025 6:40:32 AM

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Dear Sarah Dirks,

I hope this message finds you well. I am writing to express my concerns and opposition to the proposed apartment development near Cibola Vista in Peoria, AZ. As a long time resident of the area, I believe this development could have significant negative impacts on the neighborhood, and I would like to respectfully request that you reconsider the project.

My concerns are as follows:

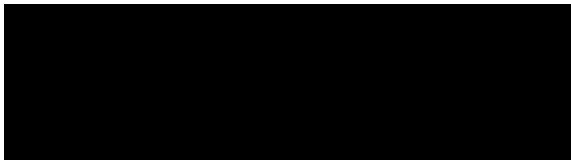
- 1. Increased Traffic and Congestion:** The addition of a large number of residents to an already crowded area would likely exacerbate traffic problems. The current infrastructure is not equipped to handle the influx of vehicles that the development would bring, especially during peak hours. This could lead to dangerous congestion, increased commute times, and a diminished quality of life for current residents. With the already in progress developments, we are already experiencing that.
- 2. Strain on Local Resources and Services:** Our community already faces challenges in terms of public services, including schools, emergency services, and waste management. Adding more residents to the area will further strain these resources, and may negatively impact the level of service that both current and new residents would receive.
- 3. Environmental Concerns:** The proposed development may lead to the loss of green spaces, which are vital to the local ecosystem. This could negatively affect local wildlife, as well as the general aesthetic and livability of the area. I urge you to consider the environmental impact of such a project before moving forward. This is especially concerning due to the proposed parking structure, which will increase the retention of heat and increase the temperatures in the dead of the summer.
- 4. Neighborhood Character:** One of the key appeals of this area is its current character—"a quiet, residential neighborhood with a sense of community and safety walking to school and parks". A large apartment complex would likely disrupt this character and lead to overcrowding, noise, and a loss of the qualities that make this area special and safety for our kids.
- 5. Property Value Concerns:** Many homeowners in the area, myself included, have made

significant investments in our properties. The proposed development could potentially lower property values due to the increased density, the change in neighborhood dynamics, and potential traffic and safety concerns.

I would appreciate the opportunity to discuss these concerns further and ask that you take them into consideration as part of the decision-making process. I believe it is crucial that the development aligns with the needs and interests of the community and that the long-term well-being of the neighborhood is prioritized.

Thank you for your attention to this matter. I look forward to hearing your thoughts.

Sincerely,



From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Cibola Vista project
Date: Monday, November 3, 2025 8:40:51 PM

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

Hi Sarah,

I want to add my name to the growing list of concerned residents of Cibola Vista who oppose the apartment complex building.

I live at [REDACTED]

Hopefully this is all you need to add my name to the list OPPOSING the proposal.

My husband Raul Gomez emailed you earlier to notify you of being tricked into signing his name on a petition in favor of the complex. I hope you received his email and was already able to take his name off of that list. He resides at the same address listed above.

Thank you,
Melkssa Gomez

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Cibola vista resident Oppose apartments
Date: Tuesday, November 4, 2025 7:20:55 AM

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

Hello Sarah, my name is Michelle Masias and 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,
Michelle Masias

Sent from my iPhone

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Cibola Vista Resident
Date: Wednesday, November 5, 2025 6:15:25 AM

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

Hello Sarah, my name is Amber McCrite. 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.

Please consider supporting our community!

Sincerely,
Mrs. Amber McCrite

From: [REDACTED]
To: [Sarah Dircks](#)
Cc: [Matt Bullock](#)
Subject: Cibola Vista Rezone
Date: Wednesday, November 5, 2025 10:09:48 AM

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

Please vote no to rezone Cibola Vista from hotel/resort to apartments. No matter all the supposed concessions they've made or how they want to dress it up by calling it 'resort apartments', its still changing a much needed hotel space to rentals.

I would rather it stay zoned for Hotel/ Resort as it was previously zoned for. We bought our house here 15 years ago knowing there would be a resort across the street.

Lake Pleasant just had over a hundred international athletes (plus their teams of coaches and sponsors) fly into town for a World Championship competition and guess where they stayed?? Not in Peoria (with the exception of part of the Canadian team who stayed at Cibola Vista). If there were more hotel rooms available at Cibola Vista you would have had EVERYONE there, athletes, sponsors, coaches and families.

What we need is more support for sports tourism from our city so that hotels have a chance of survival. In previous years this international event was held in places like Switzerland, Japan, Taiwan, and Russia. Peoria had an incredible opportunity to host the world championships but instead, the real winners were Phoenix and Surprise for opening their doors to the athletes, having them dine in their restaurants and stay in their hotels. It's shameful.

Maybe if I talk in terms of money our mayor will listen. With the recent changes to legislation 2 years ago, apartments on this parcel will not generate any tax revenue whereas a hotel will still generate a bed tax. These taxes go towards our first responders and other city services.

The community in this area has fought apartments on this and the surrounding parcels for years. They have shown up in record numbers and proven that they are willing to go the distance to keep the zoning as is. Make it stop. Do the right thing for the community. Apartments on this parcel are no different than apartments on the parcel next door. The neighbors and the community do not support this.

Amanda Shafer
Pleasant Valley, Mesquite District

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Cibola vista Zoning opposition
Date: Monday, November 3, 2025 8:15:25 PM

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Sarah,

I am writing to express my opposition to the proposed Resort Residences at Cibola Vista (Case Nos. GPA24-06 and Z00-10A.6).

Our area does not need additional high-density housing. The proposed 302-unit multi-family complex would significantly increase traffic, noise, and strain on local infrastructure, while also altering the established character of the surrounding single-family neighborhoods. Many residents chose to live here because of the open space and the quieter, less congested environment that this part of Peoria offers.

Rather than more housing, this land would be far better suited for thoughtful community-oriented development, for example, a mixed-use area with restaurants, small shops, and open gathering spaces similar to Kierland Commons, or even better, left undeveloped to preserve the area's natural feel and reduce congestion.

Please record my comments in opposition to this plan and share them with the Planning and Zoning Commission as well as the City Council. I appreciate your attention to this matter and your service to the community.

Also let it be known the tactics utilized to obtain signatures by the builder, were very predatory.

Sincerely,
Derik Neier

[REDACTED]

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: CIBOLA VISTA
Date: Wednesday, November 5, 2025 12:48:04 PM

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

Hello Sarah,

I live in a community directly across from Cibola Vista. 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
Sent from my iPhone

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Cibola Vista
Date: Wednesday, November 5, 2025 12:47:08 PM

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,

I live in a community directly across from Cibola Vista. 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

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Cibola Vista
Date: Wednesday, November 5, 2025 12:40:50 PM

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Hello Sarah,

I live in Pleasant Valley 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 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,
Stephanie

From: [REDACTED]
To: [Sarah Dircks](#)
Cc: [REDACTED]
Subject: Cibola Vista
Date: Wednesday, November 5, 2025 1:03:05 PM

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Ms. Dircks,

No to the rezoning of the property to allow apartments in Cibola Vista.

The City of Peoria has been less than transparent in the discussions and the developer has outright lied to gain signatures on their behalf. I had a conversation with a circulator that said these were rent to own condo units.

The citizens have a right to decide what goes into their community when zoning was established 25 years ago. The City of Peoria has the right to deny this request. The People of West Wing are united in their opposition to this project moving forward.

Jon Forsythe
[REDACTED]

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Cibola Vista Apartments
Date: Wednesday, November 5, 2025 2:23:43 PM

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

Dear Sarah Dircks,

I hope this message finds you well. I am writing to express my concerns and opposition to the proposed apartment development near Cibola Vista in Peoria, AZ. As a long time resident of the area, I believe this development could have significant negative impacts on the neighborhood, and I would like to respectfully request that you reconsider the project.

My concerns are as follows:

1. **Increased Traffic and Congestion:** The addition of a large number of residents to an already crowded area would likely exacerbate traffic problems. The current infrastructure is not equipped to handle the influx of vehicles that the development would bring, especially during peak hours. This could lead to dangerous congestion, increased commute times, and a diminished quality of life for current residents. With the already in progress developments, we are already experiencing that.

2. **Strain on Local Resources and Services:** Our community already faces challenges in terms of public services, including schools, emergency services, and waste management. Adding more residents to the area will further strain these resources, and may negatively impact the level of service that both current and new residents would receive.

3. **Environmental Concerns:** The proposed development may lead to the loss of green spaces, which are vital to the local ecosystem. This could negatively affect local wildlife, as well as the general aesthetic and livability of the area. I urge you to consider the environmental impact of such a project before moving forward. This is especially concerning due to the proposed parking structure, which will increase the retention of heat and increase the temperatures in the dead of the summer.

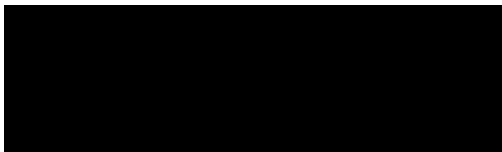
4. Neighborhood Character: One of the key appeals of this area is its current character—"a quiet, residential neighborhood with a sense of community and safety walking to school and parks". A large apartment complex would likely disrupt this character and lead to overcrowding, noise, and a loss of the qualities that make this area special and safety for our kids.

5. Property Value Concerns: Many homeowners in the area, myself included, have made significant investments in our properties. The proposed development could potentially lower property values due to the increased density, the change in neighborhood dynamics, and potential traffic and safety concerns.

I would appreciate the opportunity to discuss these concerns further and ask that you take them into consideration as part of the decision-making process. I believe it is crucial that the development aligns with the needs and interests of the community and that the long-term well-being of the neighborhood is prioritized.

Thank you for your attention to this matter. I look forward to hearing your thoughts.

Sincerely,



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From: [REDACTED]
To: [Sarah Dircks](#)
Subject: development of 300+ apartments in Cibola Vista
Date: Wednesday, November 5, 2025 10:42:28 AM

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Hello Sarah,

We live at

[REDACTED]

I strongly disapprove of the development of the apartments proposed at the Cibola Vista site. We have owned this address since 2007 and made sure of the zoning in the surrounding areas. Please consider another area in Peoria for this plan. I also believe the signatures collected that were collected door to door approving were misleading and should be checked to see if people signing them were in fact misleading. I thank you for your time in this matter.

John and Jeannine McDonald

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:

Jennifer Farr



From: [Lorie Dever](#)
To: [Sarah Dircks](#)
Subject: Fw: Cibola Vista Community
Date: Tuesday, November 4, 2025 5:37:52 PM

Please add to the file.

Lorie Dever

Deputy Planning Director
623-773-5168
lorie.dever@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

From: Tina Trippe [REDACTED]
Sent: Tuesday, November 4, 2025 5:08 PM
To: Lorie Dever <lorie.dever@peoriaaz.gov>
Subject: Cibola Vista Community

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Lorie,

I am writing to you to say that I strongly oppose the building of a 300+ Apartment complex in the Cibola Vista Community. We have already signed one petition saying that we would rather see individual homes in that space across from the Cibola Vista Resort.

I live in one of the neighborhoods just a little bit down from the Cibola Vista Resort off 92nd Lane.

Tina Trippe
[REDACTED]

We purchased this home in December 2020.

Thank you,
Tina Trippe
[REDACTED]

From: [Lorie Dever](#)
To: [Sarah Dircks](#)
Subject: Fw: Fraud alert, we do not support
Date: Monday, November 3, 2025 2:58:20 PM

Sarah - Please add this to the case.

Thanks,
Lorie

Lorie Dever
Deputy Planning Director
623-773-5168
lorie.dever@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

From: [REDACTED]
Sent: Monday, November 3, 2025 2:56 PM
To: Lorie Dever <Lorie.Dever@peoriaaz.gov>
Subject: Fraud alert, we do not support

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Hi there Lorie,

I am a resident in Cibola Vista community in Peoria 85383.

There is an apartment complex that is zoned to go in right by my house, across the street from Cibola Vista resort.

My husband and I are opposed to this building and we were scammed by someone coming door to door in our community asking us to sign a petition AGAINST this building, however they are saying we signed that we APPROVED And support this multi-family apartment building.

I am so disgusted and disappointed that they did this to myself and many other neighbors. This is terrible and we do Not support this apartment complex. I have spoken with several other neighbors but also signed this paperwork believing that they were signing that they oppose,

when in reality they were misrepresenting themselves and having us sign saying that we support.

Can you please consider this when evaluating this apartment building that this developer scammed the neighborhood to sign support when all of us signed that we do NOT Support it?

I am provided several other neighbors names if needed that do not want this built in our neighborhood.

Thank you,

Jennifer Farr

[REDACTED]

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

From: [REDACTED]
To: [Sarah Dirks](#)
Subject: Fw: Update on Prestige Rezone, case Z21-08
Date: Monday, November 3, 2025 3:58:15 PM

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Hello Sarah,

I wanted to forward an email and re-address concerns I have as a resident in the Cibola Vista neighborhood and put on the record that I'm against the rezoning for the apartment complex.

I am really hoping enough residents have reached out and we are able to stop this

Thank you

Jack Armstrong

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From: Jack Armstrong [REDACTED]
Sent: Monday, September 30, 2024 2:13:18 PM
To: Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>
Cc: Lorie Dever <Lorie.Dever@peoriaaz.gov>
Subject: Re: Update on Prestige Rezone, case Z21-08

Thank you so much for the update Robert! We are all very worried about this. Being in construction myself, and a licensed contractor here in Peoria, I like to see more building. But, one thing I learned is, although it is impossible to make all residents happy, it is important to ensure the majority is happy and in approval. This addition is just being proposed in the wrong area.

I am very grateful planning and zoning recommend this voted this down.

Thank you again for the reply!

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From: Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>
Sent: Thursday, September 26, 2024 10:01:40 PM
To: Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>
Cc: Lorie Dever <Lorie.Dever@peoriaaz.gov>
Subject: Update on Prestige Rezone, case Z21-08

Hello everyone. Hope this email finds you well.

As I am sure you are aware, on September 5, 2024, the Peoria Planning and Zoning Commission voted to recommend denial of the Prestige rezone request by a 4-2 vote. As the Commission serves as a recommending body, the final decision will be made by the City Council. The matter was originally scheduled for the City Council meeting of October 1, 2024; however, the matter will be continued by a Council to a date occurring sometime in mid-January 2025. We will notify you once the actual date has been determined.

Respectfully,

Robert H. Kuhfuss, AICP, MPA
Senior Planner
623-773-7643
robert.kuhfuss@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

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: I oppose!
Date: Wednesday, November 5, 2025 6:59:23 PM

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

Hello Sarah, my name is Nicole. I live in the Cibola Vista neighborhood. My address is [REDACTED], United States .

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,
Esther Nicole Plemons/Stock
Sent from my iPhone

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Multi Family Development
Date: Tuesday, November 4, 2025 8:17:37 PM

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

Hello Sarah, my name is Jeff Payne. 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,

Jeff Payne

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From: [REDACTED]
To: [Sarah Dircks](#)
Subject: New Apartments???
Date: Wednesday, November 5, 2025 7:26:28 PM

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

Hello Sarah,

My name is Eiron Moore, and I live in the Cibola Vista neighborhood at [REDACTED]

I am writing to formally express my opposition to the proposed multi-family housing apartment complex at the corner of Pleasant Parkway and Lake Pleasant, across the street from the Cibola Vista Resort. Please document my objection.

Sincerely,
Eiron Moore

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: NO apartments in Cibola Vista
Date: Wednesday, November 5, 2025 9:34:20 AM

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I thought this area was supposed to be the westside Scottsdale with some prestige and beauty. Seems like it is turning into much less as all the apartments go up. Limit these apartment and maintain our beauty.

Susan L Helms

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: NO to Cibola Vista (GPA24-06 and Z00-10.A.6)" reasoning
Date: Wednesday, November 5, 2025 6:08:51 PM

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Hello Sarah, my name is Jennifer Farr. 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.

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,
Jennifer Farr

From: [REDACTED]
To: Sarah Dircks [REDACTED]
Subject: No To Rezoning in Peoria * Cibola Vista (GPA24-06 and Z00-10.A.6)
Date: Wednesday, November 5, 2025 2:28:46 PM

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

Hello Sarah,

My name is Wendy Fite, I live at [REDACTED] Pleasant Valley. 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 regard to current zoning, within the community we love and call our home.

Thank you,

Wendy Fite
[REDACTED]

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Objection to apartments at cibola vista
Date: Wednesday, November 5, 2025 6:42:19 AM

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

Hello Sarah, my name is Don LoDico. I live on the property at [REDACTED] 85383. 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,
[REDACTED]
[REDACTED]

Error Icon

Address not found

Your message wasn't delivered to sarah.dircks@peoriaaz.giv because the domain peoriaaz.giv couldn't be found. Check for typos or unnecessary spaces and try again.

LEARN MORE

The response was:

DNS Error: DNS type 'mx' lookup of peoriaaz.giv responded with code NXDOMAIN Domain name not found: peoriaaz.giv For more information, go to <https://support.google.com/mail/?p=BadRcptDomain>

Show quoted text

Thank you,

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Objection to rezoning
Date: Wednesday, November 5, 2025 5:31:23 AM

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Good morning :

We reside in Westwing Mtn in Bella Vista and we STRONGLY OPPOSE the rezoning of "resort " property around Cibola Vista to rental property.

Rentals are not welcome here. We enjoy our quiet neighborhood with little traffic. A 302 unit apartment complex is NOT that.

Please register our opposition!

Thank you
Sherri Oxford
[REDACTED]

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Oppose Apartments at Cibola Vista
Date: Wednesday, November 5, 2025 5:47:59 PM
Attachments: [image1762380390501](#)

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Hi Sarah,

My name is Theresa Chai. I live at [REDACTED]

This email is to officially inform you that I oppose the 300+ apartments to be built at Cibola Vista.



From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Oppose Apartments
Date: Tuesday, November 4, 2025 6:27:22 PM

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Hello,

I am writing to oppose the apartments that are projected for Lake Pleasant Pkwy and Jomax.

My address is [REDACTED]

Holly Rollins

[REDACTED]

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Opposed to apartments
Date: Tuesday, November 4, 2025 6:36:04 PM

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I live in the Cibola Vista community and oppose any apartments or anything less than 4 to 5 bedroom family homes being built anywhere in our area.

Thank you,

James Rollins
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Opposition of Apartments
Date: Wednesday, November 5, 2025 9:52:14 AM

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Good Morning Sarah, my name is Matt Miltner and I live at [REDACTED]
[REDACTED] I am writing to oppose the possible apartments being built at Cibola Vista, (GPA24-06 and ZOO-10.A.6). We have concerns of the immediate and long term effects these rentals will have on our neighborhood. We are asking for city leadership and developers to reconsider rental properties. Residents with ownership in their home/condo/townhome is always the best long term solution for any established neighborhood. The city has multiple square miles of open land north of our neighborhood that would be better suited for high density multi family rental apartments. Thank you for your time and please consider our concerns.

Matt Miltner
[REDACTED]

From: [REDACTED]
To: [Sarah Dirks](#)
Subject: Opposition to Cibola Vista apartment development
Date: Wednesday, November 5, 2025 6:35:13 AM

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Dear Sarah Dirks,

I hope this message finds you well. I am writing to express my concerns and opposition to the proposed apartment development near Cibola Vista in Peoria, AZ. As a long time resident of the area, I believe this development could have significant negative impacts on the neighborhood, and I would like to respectfully request that you reconsider the project.

My concerns are as follows:

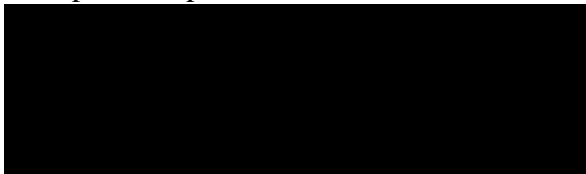
- 1. Increased Traffic and Congestion:** The addition of a large number of residents to an already crowded area would likely exacerbate traffic problems. The current infrastructure is not equipped to handle the influx of vehicles that the development would bring, especially during peak hours. This could lead to dangerous congestion, increased commute times, and a diminished quality of life for current residents. With the already in progress developments, we are already experiencing that.
- 2. Strain on Local Resources and Services:** Our community already faces challenges in terms of public services, including schools, emergency services, and waste management. Adding more residents to the area will further strain these resources, and may negatively impact the level of service that both current and new residents would receive.
- 3. Environmental Concerns:** The proposed development may lead to the loss of green spaces, which are vital to the local ecosystem. This could negatively affect local wildlife, as well as the general aesthetic and livability of the area. I urge you to consider the environmental impact of such a project before moving forward. This is especially concerning due to the proposed parking structure, which will increase the retention of heat and increase the temperatures in the dead of the summer.
- 4. Neighborhood Character:** One of the key appeals of this area is its current character—"a quiet, residential neighborhood with a sense of community and safety walking to school and parks". A large apartment complex would likely disrupt this character and lead to overcrowding, noise, and a loss of the qualities that make this area special and safety for our kids.
- 5. Property Value Concerns:** Many homeowners in the area, myself included, have made

significant investments in our properties. The proposed development could potentially lower property values due to the increased density, the change in neighborhood dynamics, and potential traffic and safety concerns.

I would appreciate the opportunity to discuss these concerns further and ask that you take them into consideration as part of the decision-making process. I believe it is crucial that the development aligns with the needs and interests of the community and that the long-term well-being of the neighborhood is prioritized.

Thank you for your attention to this matter. I look forward to hearing your thoughts.

Sincerely,
Sepi Malekpour



From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Opposition to Project GPA24-06 / Z00-10A.6 – Resort Residences at Cibola Vista
Date: Monday, November 3, 2025 8:06:57 PM

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Sarah,

I am writing to express my opposition to the proposed Resort Residences at Cibola Vista (Case Nos. GPA24-06 and Z00-10A.6).

Our area does not need additional high-density housing. The proposed 302-unit multi-family complex would significantly increase traffic, noise, and strain on local infrastructure, while also altering the established character of the surrounding single-family neighborhoods. Many residents chose to live here because of the open space and the quieter, less congested environment that this part of Peoria offers.

Rather than more housing, this land would be far better suited for thoughtful community-oriented development, for example, a mixed-use area with restaurants, small shops, and open gathering spaces similar to Kierland Commons, or even better, left undeveloped to preserve the area's natural feel and reduce congestion.

Please record my comments in opposition to this plan and share them with the Planning and Zoning Commission as well as the City Council. I appreciate your attention to this matter and your service to the community.

Sincerely,

Amy Neier

[REDACTED]

From: [REDACTED]
To: [Sarah Dircks](#)
Cc: [REDACTED]
Subject: Opposition to Rezoning for "Resort Residences at Cibola Vista" Project
Date: Tuesday, November 4, 2025 12:27:12 PM
Attachments: [image001.png](#)

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Date: 11/04/2025

To: Planning and Zoning Commission / City Officials

Dear Sarah,

I am writing to express my strong opposition to the proposed rezoning of the northeast corridor of Lake Pleasant Parkway and Jomax for the "Resort Residences at Cibola Vista" project. This development seeks to change the zoning from hospitality to "Urban" to construct a 302-unit apartment complex. We had people come to our door on two separate occasions, advising to sign a petition to keep the development as "Presidential Suites" for the resort, but I believe we were lied to on this after talking to many people in our community.

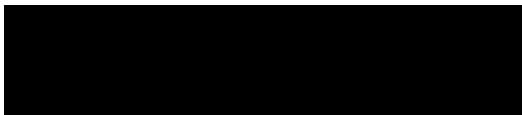
This project raises serious concerns for our community:

1. **Traffic and Safety:** Adding over 300 apartment units will significantly increase traffic congestion on Lake Pleasant Parkway and Jomax, creating safety hazards for residents and school zones nearby.
2. **Infrastructure Strain:** Our current infrastructure—roads, utilities, and public services—was not designed to support such a high-density development.
3. **Community Character:** Rezoning to "Urban" will fundamentally alter the character of our neighborhood, which was planned as a low-density, family-oriented area.
4. **Environmental Impact:** Increased density will lead to higher noise, pollution, and potential strain on local resources, negatively impacting the quality of life for existing residents.

I urge the Commission to deny this rezoning request and preserve the integrity and safety of our community. Please consider the long-term consequences of approving this project and prioritize smart growth that aligns with our city's vision and residents' interests.

Thank you for your time and consideration.

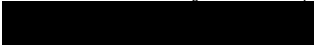
Sincerely,
Kristal Porter



Thank you,



Environmental Project Manager



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From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Opposition to Rezoning for High-Density Apartments (Cibola Vista area)
Date: Tuesday, November 4, 2025 6:36:24 PM

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Dear Ms. Dircks,

I am a nearby homeowner, and I'm writing to express my strong opposition to the proposed rezoning that would allow high-density apartments between Jomax and Pinnacle Vista off Lake Pleasant Parkway.

This area was developed and purchased by residents based on low-density planning and the surrounding open desert environment. Introducing high-density apartments here would significantly change the character of the neighborhood and create multiple serious concerns:

- **Traffic Impact:** Lake Pleasant Parkway and the adjoining connecting roads are already heavily used, especially during school drop-off hours and peak commuting times. We also have an influx of snowbirds for almost half of the year. Adding the traffic volume associated with several hundred apartment units will significantly increase congestion and reduce roadway safety and efficiency.
- **Neighborhood Safety and Security:** Higher-density apartments bring more residents, visitors and vehicle traffic into a concentrated area, which can increase the risk of property crimes and security concerns for nearby homeowners.
- **Quality of Life:** Multi-story, high-density buildings would introduce noise, privacy intrusion, parking overflow and a level of neighborhood turnover that is inconsistent with the stable, owner-occupied community character of the surrounding area.
- **Environmental Impact:** The land at issue serves as natural desert habitat and an important wildlife corridor. Removing this open space for high-density development would disrupt local ecosystems and permanently alter the character of the natural landscape that defines this community.
- **Property Value Impact:** The scale and density are inconsistent with surrounding neighborhoods and would negatively affect long-term property values.

For these reasons, I respectfully request that the rezoning not be approved. Maintaining zoning that aligns with the existing community design is in the best interest of current residents and the long-term character of this part of Peoria.

Thank you for your time and consideration.

Sincerely,

Jenny Hagel
Cibola Vista
[REDACTED]

From: [REDACTED]
To: [Sarah Dircks](#), [Matt Bullock](#)
Subject: P&Z Cibola Vista
Date: Wednesday, November 5, 2025 5:09:58 PM

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Ms. Dircks,

I am writing you today to voice my opposition to the proposed zoning change to the property that surrounds the current Cibola Vista vacation club.

Before we purchased our home in 2009, Cibola Vista was zoned just for a vacation resort and not apartments. When I walk my dogs I talk to many other residents that are expressing their opposition to the project as well. I feel that with all the dogs in West Wing that I am a pretty good gauge of what is going on in my community.

No to Cibola Vista rezoning.

Thank you.

Karin Forsythe
West Wing Peoria Resident and direct neighbor to Cibola Vista

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Planning
Date: Tuesday, November 4, 2025 8:11:19 PM

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Hello Sarah, my name is Debra Payne.

I live in the Cibola Vista neighbor-hood.

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,

Debra Payne

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Please Deny Rezoning of Land around Cibola Vista
Date: Wednesday, November 5, 2025 1:02:06 PM

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Dear Sarah,

I am writing to strongly oppose the proposed rezoning of the land surrounding Cibola Vista Resort from **hotel/resort zoning to multifamily (apartment) zoning**.

When we purchased our home in this community over 22 years ago, we did so with the understanding that this area was designated for resort use. The resort zoning has always aligned with the unique character of the neighborhood and supported the City's tourism and recreation goals. Converting this land to apartments would fundamentally change the nature of our community and provide **little to no long-term tax benefit** to the City.

Residents in this area have consistently voiced opposition to multifamily housing proposals on this and neighboring parcels—and we recently succeeded in preserving the intended land use for one of those sites. This ongoing effort reflects how deeply the community values maintaining the resort identity of the area.

Rather than pursuing additional short-term or high-density housing projects, we encourage the City to focus on strengthening tourism and hospitality development. With greater emphasis on **sports tourism, hospitality partnerships, and rebuilding connections with Lake Pleasant**, these resort-zoned areas could once again thrive and contribute meaningfully to the local economy.

Please stand with the residents who have invested in and supported this community for years. Help us preserve the integrity, intent, and economic potential of the Cibola Vista area by **denying this rezoning request**.

Thank you for your time and consideration.

Sincerely,
Kim Decker

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Proposed apartments at Cibola Vista
Date: Wednesday, November 5, 2025 1:43:34 PM

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Hi Sarah,

I am writing this note to let you know I oppose the apartments that are being proposed at the lot by Cibola Vista resort. I am a resident in the area and it was always expected that piece of property would remain with the resort, not be repurposed for high density apartments. This is not a fit for the area, and would add to traffic and be an eyesore for the homeowners located adjacent to the property.

In my opinion, the city is making serious mistakes with development in this area. Aside from this development, the hotel being built at the corner of Jomax and Lake Pleasant is another example where zoning changes are happening at the detriment to community. The previous Mayor's administration pushed for this change, and it has effectively destroyed the value of the VERY expensive homes in the neighborhood next door.

Please stop making these terrible decisions. There's plenty of space closer to the 303 where this type of development is more fitting.

Thank you,

Patrick Eichen
[REDACTED]

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Proposed apartments in Cibola Vista
Date: Wednesday, November 5, 2025 3:36:07 PM

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Dear Sarah,

Regarding the proposed 300+ unit, 3-story apartment complex in Cibola Vista.

I live in the Cibola Vista neighborhood at 9167 W Black Hill Rd, Peoria AZ 85383. My name is John Brooks.

I heard the online petition opposing the apartment complex with approx. 1,200 signatures doesn't count because signatures can't be verified. I also heard there is some question about what a pro-apartment complex petition with approx. 150 signatures were told when signing it (I never heard of it, so I don't know). I got this info via someone who is on the NextDoor social media platform, and I don't participate in social media, so my apologies if this email is off target.

Anyway, I want to express as a home owner who lives in this neighborhood, **my strong opposition to allowing apartments like this to be built in our neighborhood.** Nice homes, or even a small business strip along Lake Pleasant is fine with me, but **a 3-story 300+ unit apartment complex and all that goes with it (parking, traffic, etc.) will negatively impact our home values** in our entire neighborhood in a very big way. Especially the nice new custom homes built on Freedom Trail across from the church on Jomax.

Thanks and Kind Regards,
John

From: [REDACTED]
To: [Sarah Dircks](#); [Planning](#); [Peoria Mayor](#); [Mike Faust](#); [Matt Bullock](#)
Subject: Proposed Cibola Vista Apartment Complex
Date: Wednesday, November 5, 2025 5:15:19 PM

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City Planners and Governing Bodies;

My name is Cody Mudford and I live in Pleasant Valley Estates. 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 invested 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,

Cody Mudford
Concerned Resident

From: [REDACTED]
To: [Sarah Dircks](#); [Planning](#); [Peoria Mayor](#); [Mike Faust](#); [Matt Bullock](#)
Subject: Proposed Cibola Vista Apartment Complex
Date: Wednesday, November 5, 2025 5:51:25 PM

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City Planners and Governing Bodies;

My name is Ally Mudford and I live in Pleasant Valley Estates. 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 invested 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,

Ally Mudford (Costello)
Concerned Resident
Sent from my iPhone

From: [REDACTED]
To: [Sarah Dircks](#); [Planning](#); [Peoria Mayor](#); [Mike Faust](#); [Matt Bullock](#)
Subject: Proposed Cibola Vista Apartment Complex
Date: Wednesday, November 5, 2025 5:08:41 PM

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

City Planners and Governing Bodies;

My name is Kelley Costello and I live in Pleasant Valley Estates. 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 invested 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,

Kelley Costello
Concerned Resident

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Proposed Multi-Family Housing (Cibola Vista)
Date: Tuesday, November 4, 2025 8:14:16 AM

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Hi Sarah,

This is Steve and Jillene Lemke. We live in the Cibola Vista neighborhood. Our address is [REDACTED]

I would like you to document that we are opposed to the proposed multi-family housing apartment complex at the corner of Lake Pleasant Parkway and Lake Pleasant across the street from the Cibola Vista Resort.

Thank you.
Steve and Jillene Lemke

From: [REDACTED]
To: [Sarah Dircks](#)
Cc: [REDACTED]
Subject: Proposed rezoning - Cibola Vista
Date: Wednesday, November 5, 2025 1:13:00 PM

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Hi Sarah,

We are Greg and Tina Harms. We have lived in Pleasant Valley Community since 2004. We 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 already over populated schools. 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,

Greg and Tina Harms

From: [Sarah Dircks](#)
To: [REDACTED]
Subject: RE:
Date: Wednesday, November 5, 2025 12:50:00 PM

Stephanie,

The city has received your added comments below. It appears like you accidentally sent me two emails just now. Your opposition was previously recorded on 9/11.

On 10/30, we sent the public comment to the Planning and Zoning Commission, so they had a chance to read over everything before the meeting. Although the packet has been sent out already, I can print the email below for you to share with Planning and Zoning Commission tomorrow.

Sarah Dircks, MCP, AICP

Senior Planner
623-773-7514
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

From: Stephanie Connors [REDACTED] >
Sent: Wednesday, November 5, 2025 12:45 PM
To: Sarah Dircks <Sarah.Dircks@peoriaaz.gov>
Subject:

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

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Hello,

I live in Pleasant Valley 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 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!

From: Stephanie Connors [REDACTED]
Sent: Wednesday, November 5, 2025 12:40 PM
To: Sarah Dircks 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,

I live in Pleasant Valley 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 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,

Stephanie

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: RE: Cibola Vista apartments
Date: Monday, November 3, 2025 3:22:17 PM

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Yes absolutely!

I 100% oppose this proposal, and I would like you to remove the letter of support provided..... That letter is fraudulent.

I would like to note that the letter of support was signed under false pretenses, along with many of my neighbors who also signed that under the assumption that the letter was being presented as a signature of opposition, not support.

Jennifer Farr

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

On Mon, Nov 3, 2025 at 3:09 PM, Sarah Dircks <sarah.dircks@peoriaaz.gov> wrote:

Jennifer,

I received your email on 10/16/25 around 12:26pm. I also received the attached letter from the applicant team on 10/27. Thank you for alerting me of the conflict. In response to your email below. Would you like me to document that you are opposed to the case and to wish for your letter of support provided by their outreach team to be removed from the record.

Sarah Dircks, MCP, AICP

Senior Planner
623-773-7514
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

From: Jennifer Farr [REDACTED]
Sent: Monday, November 3, 2025 2:18 PM
To: Sarah Dircks <sarah.dircks@peoriaaz.gov>

Subject: Cibola Vista apartments

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Hi there! I reached out to you a week or two ago, and since then I have received some emails from the developer saying that I SUPPORT this project, rather than rejecting it.

I am a resident in cibola Vista community in Peoria 85383.

There is an apartment complex that is zoned to go in right by my house.

My husband and I are opposed to this building and we were scammed by someone coming door to door in our community asking us to sign a petition AGAINST this building, however they are saying we signed that we APPROVED this building. They presented what we signed as a letter to try and stop the complex.

I am so disgusted and disappointed that they did this to myself and many other neighbors. This is terrible and we do Not support this apartment complex.

Can you please consider this when evaluating this apartment building that this developer scammed the neighborhood to sign support when all of us signed that we do Not Support it?

I am provided several other neighbors names if needed that do not want this built in our neighborhood.

Thank you

Jennifer Farr
[REDACTED]

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: RE: Cibola Vista Apartments
Date: Wednesday, November 5, 2025 7:59:02 PM

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

Dear Sarah,

As a Cibola Vista homeowner of 18 years, I am not in favor of the new apartment complex across from Cibola Vista, or the rezoning for the Resort Residences at Cibola Vista. I understand that there are now plans to put another 300-unit complex north of the Cibola Vista resort and I am equally opposed to this effort. Nine hundred non-owned, non-permanent residences will not help our property values and will detrimentally impact demand on local resources.

Please reconsider the approval of these complexes.

Thank you,
Victor Malchesky

[REDACTED]

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Re: Cibola Vista apt proposal
Date: Tuesday, November 4, 2025 6:18:13 AM

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

Sarah,

I am off [REDACTED] correct. I am not fully following what you said above. I am not interested in apartments being built, I don't not support it and if my name was included on a petition saying so then I want it removed as you said you would. I will keep following along with the community updates and hope the apartment proposal does not go through.

Thank you,
Raul Gomez

On Mon, Nov 3, 2025 at 3:57 PM Sarah Dircks <sarah.dircks@peoriaaz.gov> wrote:

Raul,

I previously did not have you included in the city's interested party list where I had public comment marked off. Reviewing the applicants' letters of support provided I want to make sure I document the case correctly. Can you confirm if your address is located off of 92nd? I can also add you to the interested party list so should the 12/16 meeting date change you will receive an email from me. I will save your email and provided a printed copy to commission at the meeting on Thursday. Your email address and contact information will be removed before the updated compilation of public comment is shared.

Sarah Dircks, MCP, AICP

Senior Planner

623-773-7514

Sarah.Dircks@PeoriaAZ.gov





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From: Raul Gomez [REDACTED]
Sent: Monday, November 3, 2025 3:44 PM
To: Sarah Dircks <sarah.dircks@peoriaaz.gov>
Subject: Cibola Vista apt proposal

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

Sarah,

I 100% oppose the proposal to build apartments in the Cibola Vista neighborhood. I am requesting you remove my name from the letter of support that was provided regarding this proposal. I signed thinking I was OPPOSING the building of the apartments not in favor of. The young man who came around to get signatures lied about what it was for and many neighbors have stated this happened to them as well.

-Raul Gomez

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Re: Cibola Vista Public Hearing
Date: Wednesday, November 5, 2025 2:07:14 PM

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Good Afternoon,

Thank you for the information. I very much oppose the re-zoning request.

This will not only increase traffic, it has been proven to increase crime and will ruin the beautiful mountain views in our area. Multi-family units should not be in residential areas.

Thank you,

[REDACTED]

From: Sarah Dircks <Sarah.Dircks@peoriaaz.gov>
Sent: Tuesday, October 14, 2025 10:29 AM
Cc: Sarah Dircks <Sarah.Dircks@peoriaaz.gov>
Subject: Cibola Vista Public Hearing

Good Morning,

You are being emailed because you reached out to the City related to Resort Residences at Cibola Vista (GPA24-06 and Z00-10.A.6) applications submitted to the City in April 2024. As previously identified, in response to your public participation, you were placed on the city's interest parties list for these two projects. I am writing to inform you and interested parties that the Resort Residences at Cibola Vista (GPA24-06 and Z00-10.A.6) has been scheduled to have the following two meetings:

- Planning and Zoning Commission: November 6, 2025 at 6pm
- City Council Meeting: December 16, 2025 at 6pm

Both meetings will be held in the Public Safety Admin Building (8351 W. Cinnabar Ave) in the Peoria Room. Postcards have been mailed to neighbors within the required noticing area, and I have also attached a copy of the notice to this email for your convenience. Your comments previously provided, as with any written public comment received by the City regarding these cases, has been compiled and will be shared with Planning and Zoning Commission as well as City Council in advance of the corresponding public meetings.

Thank you for your time.

Respectfully,

Sarah Dircks, MCP, AICP

Senior Planner

623-773-7514

Sarah.Dircks@PeoriaAZ.gov

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From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Re: Cibola Vista Public Hearing
Date: Wednesday, November 5, 2025 7:52:47 AM

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Hi, B & C seem misleading, are they correct?
Thanks.

[Sent from Yahoo Mail for iPhone](#)

On Wednesday, November 5, 2025, 7:23 AM, Sarah Dircks <sarah.dircks@peoriaaz.gov> wrote:

George,
I have modified your feedback to reflect support with a request that the height is reduced to 3 story.

Please note, there is a recommended stipulation of approval that identifies:
"The maximum building height for the Resort Residences at Cibola Vista shall be limited to 48 feet in height; except as modified below:
a. Within 75 feet of the south or east property line the maximum building height shall be 28 feet." (i.e., 2 story)
b. "Within 125 feet of the south or east property line the maximum building height shall be 40 feet." (i.e., 3 story)
c. "Within 275 feet of the south or east property line the maximum building height shall be 48 feet." (i.e., 4 story)

Sarah Dircks, MCP, AICP

Senior Planner
623-773-7514
Sarah.Dircks@PeoriaAZ.gov

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From: George [REDACTED]
Sent: Monday, November 3, 2025 3:39 PM
To: Sarah Dircks <sarah.dircks@peoriaaz.gov>
Subject: Re: Cibola Vista Public Hearing

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Hi, here is my responses to your questions:

1) contact info:

George Diaz



2) I support case. They should reduce to 3 story structures from 4 story structure proposal.

Current proposal 10/25 is approximately 300 units just like previous proposal on 4/25.

[Sent from Yahoo Mail for iPad](#)

On Thursday, October 16, 2025, 10:52 AM, Sarah Dircks <sarah.dircks@peoriaaz.gov> wrote:

George,

Thank you for sharing the email you sent to Councilman Bullock. I will record your written comments and document that you reached out to the city related to the case. For my record, I have 2 follow-up questions so I can track your comments appropriately:

1. Can you provide me your contact information? I will redact your address and phone number on the staff report and any public facing document.
2. How should I track your public comment? Based on your comment below, that you are “okay with the plans they shared except for the proposed 4 story main structure” is it appropriate to document that you support the case? Or are you identifying that you are still opposed to the case without a height restriction of 3 stories?

Sarah Dircks, MCP, AICP

Senior Planner

623-773-7514

Sarah.Dircks@PeoriaAZ.gov

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From: George Diaz [REDACTED]

Sent: Wednesday, October 15, 2025 8:39 AM
To: Sarah Dircks <sarah.dircks@peoriaaz.gov>
Subject: Fw: Cibola Vista Public Hearing

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Hi Sarah, I forgot to copy you on my note to Matt. Fyi. Let me know if you have thoughts on top of mine. Thanks.

[Sent from Yahoo Mail for iPhone](#)

Begin forwarded message:

On Wednesday, October 15, 2025, 8:33 AM, George Diaz [REDACTED] wrote:

Hi Matt, I met with the developer lawyers and developer on Monday. They shared their latest proposal for the luxury apartments with me. Hopefully they shared with you as well. I am okay with the plan they shared except for the proposed 4 story main structure, I told them it should be 3 stories instead to prevent blocking of Calderwood Butte. Not sure of the overall pulse of my neighborhood on this, I am okay with luxury apartments being developed, just need them to be at acceptable height with current proposal # of buildings/structures. What are your thoughts? Thanks.

[Sent from Yahoo Mail for iPhone](#)

Begin forwarded message:

On Tuesday, October 14, 2025, 10:29 AM,

Sarah Dircks <Sarah.Dircks@peoriaaz.gov>
wrote:

Good Morning,
You are being emailed because you reached out to the City related to Resort Residences at Cibola Vista (GPA24-06 and Z00-10.A.6) applications submitted to the City in April 2024. As previously identified, in response to your public participation, you were placed on the city's interest parties list for these two projects. I am writing to inform you and interested parties that the Resort Residences at Cibola Vista (GPA24-06 and Z00-10.A.6) has been scheduled to have the following two meetings:

- Planning and Zoning Commission: November 6, 2025 at 6pm
- City Council Meeting: December 16, 2025 at 6pm

Both meetings will be held in the Public Safety Admin Building (8351 W. Cinnabar Ave) in the Peoria Room. Postcards have been mailed to neighbors within the required noticing area, and I have also attached a copy of the notice to this email for your convenience. Your comments previously provided, as with any written public comment received by the City regarding these cases, has been compiled and will be shared with Planning and Zoning Commission as well as City Council in advance of the corresponding public meetings.

Thank you for your time.

Respectfully,
Sarah Dircks, MCP, AICP
Senior Planner
623-773-7514
Sarah.Dircks@PeoriaAZ.gov

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From: [Sarah Dircks](#)
To: [REDACTED]
Subject: RE: Kim Clover/Cibola Vista - 9211 W. Buckhorn Trail
Date: Tuesday, November 4, 2025 3:10:00 PM

Kim,

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

Going through the list of letters provided by the applicant I could not find your signature in the list of letters they provided. To be fair, I was not able to read all of the names listed. Did you see your name listed in the packet online, or would you have signed another name?

Sarah Dircks, MCP, AICP

Senior Planner
623-773-7514
Sarah.Dircks@PeoriaAZ.gov

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From: Kim Clover [REDACTED]
Sent: Monday, November 3, 2025 11:06 PM
To: Sarah Dircks <sarah.dircks@peoriaaz.gov>
Subject: Kim Clover/Cibola Vista - 9211 W. Buckhorn Trail

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

Hello, I strongly oppose the rezoning of the land in Cibola Vista and the development of 300+ apartments being built. I have lived in this community for 14 years and have seen a lot of growth in the area. However, having apartments built on this space will be devastating! There are around 400 homes in the Cibola Vista Community and a very large resort, to add 300 + apartments will turn this area

into a nightmare - lack of safety due to the excessive amount of traffic and lack of accessibility for emergency vehicles to enter into the community. There are only 2 ways in and out of the community. I don't see how adding 300+ apartments can safely be added. That is a lot of extra people and vehicles. On average, each apartment would have 2 drivers - that's 600+ cars being added into the community.

In addition, the hired help to collect signatures for this development were not honest, at least not to me. I want my signature removed from that petition.

I truly hope this development does not happen!!

Thank you,

Kim Clover



From: [Sarah Dircks](#)
To: [REDACTED]
Subject: RE: Oppose re-zoning
Date: Wednesday, November 5, 2025 9:16:00 AM

Susan,

I received your opposition to this case on 9/12/2025 and added you to the interested party list. Last week, on 10/30, I sent your letter of opposition to the Planning and Zoning Commission. I can print your additional comments to share with Planning and Zoning Commission on 11/6 at the start of the meeting.

Sarah Dircks, MCP, AICP

Senior Planner
623-773-7514
Sarah.Dircks@PeoriaAZ.gov

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From: susan t [REDACTED]
Sent: Wednesday, November 5, 2025 2:48 AM
To: Sarah Dircks <sarah.dircks@peoriaaz.gov>
Subject: Oppose re-zoning

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Hello Sarah, my name is Susan Leber. 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.

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.

In addition, I am very displeased with the unethical and deceptive practices of the investor for this property. Many of my neighbors have told me, and many more have written on our Cibola Vista FB page telling that they were deceived. They thought they were signing up to oppose apartments, when in fact they were being deceived into signing a pre-created email in approval.

I personally received a text on my cell phone. I have no clue where they got my phone number. Their verbiage is deceiving and misleading.

Additionally, many neighbors have said that they were solicited door to door. That someone came to their door, and they were confused and deceived as well.

Thank you, Susan Leber

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Re: Oppose re-zoning
Date: Wednesday, November 5, 2025 2:15:40 PM

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Thank you Sarah! I appreciate your efforts!!
Susan Leber

On Wednesday, November 5, 2025 at 08:16:35 AM PST, Sarah Dircks <sarah.dircks@peoriaaz.gov> wrote:

Susan,

I received your opposition to this case on 9/12/2025 and added you to the interested party list. Last week, on 10/30, I sent your letter of opposition to the Planning and Zoning Commission. I can print your additional comments to share with Planning and Zoning Commission on 11/6 at the start of the meeting.

Sarah Dircks, MCP, AICP

Senior Planner

623-773-7514

Sarah.Dircks@PeoriaAZ.gov

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From: susan t [REDACTED]
Sent: Wednesday, November 5, 2025 2:48 AM
To: Sarah Dircks <sarah.dircks@peoriaaz.gov>
Subject: Oppose re-zoning

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

Hello Sarah, my name is Susan Leber. 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.

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.

In addition, I am very displeased with the unethical and deceptive practices of the investor for this property. Many of my neighbors have told me, and many more have written on our Cibola Vista FB page telling that they were deceived. They thought they were signing up to oppose apartments, when in fact they were being deceived into signing a pre-created email in approval.

I personally received a text on my cell phone. I have no clue where they got my phone number. Their verbiage is deceiving and misleading.

Additionally, many neighbors have said that they were solicited door to door. That someone came to their door, and they were confused and deceived as well.

Thank you, Susan Leber

From: [REDACTED]
To: [Sarah Dircks](mailto:Sarah.Dircks@peoriaaz.gov)
Subject: Re: Opposed to the rezone for Cibola Vista Resort Residences
Date: Wednesday, November 5, 2025 1:28:37 PM

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Thanks
Sent from my iPhone

> On Nov 5, 2025, at 12:43 PM, Sarah Dircks <Sarah.Dircks@peoriaaz.gov> wrote:

>

> Jeremy,

> The city has received your added comments below. Your opposition was previously recorded on 9/9. On 10/30, we sent the public comment to the Planning and Zoning Commission, so they had a chance to read over everything before the meeting. Although the packet has been sent out already I can print the email below for you to share with Planning and Zoning Commission tomorrow.

>

> Sarah Dircks, MCP, AICP

> Senior Planner

> 623-773-7514

> Sarah.Dircks@PeoriaAZ.gov

>

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>

>

> -----Original Message-----

> From: Jeremy Bowen [REDACTED]

> Sent: Wednesday, November 5, 2025 12:28 PM

> To: Sarah Dircks <Sarah.Dircks@peoriaaz.gov>; Matt Bullock <matt.bullock@peoriaaz.gov>

> Subject: Opposed to the rezone for Cibola Vista Resort Residences

>

>

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>

>

> To Whom It May Concern:

>

> I have been vocal and represent the sentiment of the vast majority of Peoria residents. There is a petition of over 1200 that have expressed that (which I am told the City is trying not to acknowledge). I hope we are kinder than that given all the time away from family functions and events where this community has connected to help bring awareness to the one common denominator for all of these residents—no to apartments or built-to-rents or anything in this arena.

>

> When I bought my lot in 2019, I checked to see what the land was behind and they said it was owned by the resort and indicated that a resort would be built there. That is why I (and many others bought our lots/homes) knowing that this would be a beautiful corridor with hopefully a city that recognizes the value of this area.

>

> Now that homes are all built out, it is astounding that apartments and rentals are being pushed here which is so starkly different from the surrounding areas. Our faith has been in the councils and city to have this common sense approach to represent “the right fit” versus taking talking points from developers and lawyers as their own. I am ashamed of the lack of representation of the Peoria residents on this topic. From your representations, you would make it sound like the city is divided and there is a real polarizing topic here—but that is what is so shocking—almost everyone in Peoria has said NO APARTMENTS. Not once have I seen you share that in any of your reports that a vast majority are opposed to apartments. Instead, you treat the residents like we are dumb or misinterpreted facts. Nothing has strayed from this simple question—“Are you in favor of apartments or not?” Keep the question clear and see what the residents want. Instead it appears that every effort is being made to reject the clear support of the majority by pushing back on petitions, painting a picture that is common residents are “not providing all the facts.”

>

> Matt, you have even texted me:

>

> “I am shocked that you’re not reading your neighbors very well...”

>

> To which you recall I sent screenshots from everyone of my neighbors saying they oppose the apartments. This is the arrogance and ignorance that is causing so much commotion. YOU should be in tune with your constituents and you are not. You are more interested in whatever plans you are laying with developers versus involving some of the most incredible business leaders, community leaders, and just good-to-the-core residents that just want to make Peoria the ultimate destination for business, living, etc. We WANT a booming Peoria and want to work with city leaders. Instead, I think there is so much whiplash from other issues like Amcor etc. that it has bleed over to topics like this. Let’s think clearly and speak openly to elevate Peoria. Stop trying to stir the residents from wha they are telling you.

>

> We already have a clear precedent expressed from the Prestige Homes case where the pulbic spoke vocally about no rentals and apartments. As you know, the City listened to that. Why are we not listening to the exact same issue here? We don’t want apartments or rentals. Hopefully, we can acknowledge this common consent. I, more than anyone else, would love to give time and energy back to my family that I feel had to be spent on this topic unnecessarily. This is why we elect officials, because we trust that they will listen to us and help us build a strong community—not frustrate and devalue it.

>

> Sincerely-

>

> Jeremy Bowen

> 

>

>

>

> Sent from my iPhone

From: [Sarah Dircks](#)
To: [REDACTED]
Subject: RE: Opposition to apartments
Date: Wednesday, November 5, 2025 9:05:00 AM

Melanie,

Your opposition was previously noted and your letter was sent on 10/30 to Planning and Zoning Commission. I will print the email below to share with Planning and Zoning Commission document for you to them that you are still opposed but cannot attend the meeting.

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

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-----Original Message-----

From: [REDACTED]
Sent: Tuesday, November 4, 2025 9:39 PM
To: Sarah Dircks <sarah.dircks@peoriaaz.gov>
Subject: Opposition to apartments

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Hi Sarah,

I'm writing to notify you that we are in opposition of the apartments going in at cibola vista. I'm not able to attend the Planning and Zoning or City Council meetings, but it is my hope that this email be included as part of the official public record and shared with both the Planning and Zoning Commission and City Council.

We don't feel that this project is best for our already overcrowded schools and traffic would increase in our quiet neighborhoods, not to mention negatively impact our home values.

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

Thank you,
Melanie Kropf

[REDACTED]

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Re: Opposition to Cibola Vista Residences Project
Date: Monday, November 3, 2025 2:24:13 PM

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

Thanks for your quick response and explanation of the process, Sarah. I very much appreciate you sharing my comments with the planning commission and including them in the amended report.

Thanks also for informing me of the opportunity to receive future updates related to this topic. Please add my email address to the interested party list for that purpose.

Here is my address for your records as requested for tracking purposes:

[REDACTED]

Thanks again for your help.

-Kevin

On Mon, Nov 3, 2025 at 12:48 PM Sarah Dircks <Sarah.Dircks@peoriaaz.gov> wrote:

Kevin,

I have received your letter of opposition to the Resort Residences at Cibola Vista project (GPA24-06 and Z00-10A.6). On Thursday 10/30/2025 we sent the staff report with public comment to the Planning and Zoning Commission. We send it a week early, so they have time to review the 500+page report before the meeting.

I am however printing comments that I received after the report was compiled before Wednesday to hand to commission at the meeting. I can include your letter with the amended public comment. I will also update my presentation to update the change in number of public comments received. In response to your email I can also add you to the interested party list so you would be updated via email if the December 16th meeting is rescheduled. For my record, so I can track where comments are coming from can you please tell me your address? Please note the city will redact your email and phone number before we share the comments with commission or the public.

Sarah Dircks, MCP, AICP

Senior Planner

623-773-7514

Sarah.Dircks@PeoriaAZ.gov

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From: Kevin Sheahan [REDACTED]
Sent: Monday, November 3, 2025 9:54 AM
To: Planning <planning@peoriaaz.gov>
Cc: [REDACTED] Daniel Murillo
<daniel.murillo@peoriaaz.gov>
Subject: Opposition to Cibola Vista Residences Project

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Dear Peoria Planning and Zoning Commissioners,

As a nearby resident, I am writing to you to share my opposition to the Resort Residences at Cibola Vista project (General Plan Amendment Case No: GPA24-06 and Planned Area Development Amendment No: Z00-10A.6) and urge you to vote against these amendments when they are presented and discussed at the upcoming Planning and Zoning Commission meeting on November 6, 2025.

Despite the feedback provided by the community to the developer and recent revisions made to the rezoning proposals referenced above, this

development remains a disservice to the community in which it is proposed. The developer's assertion that the project introduces "two-story townhomes" to create a "softer visual transition" is false and misleading. The developer has, in fact, proposed a high density for-rent development containing 302 apartments consisting of multiple buildings, several of which are proposed to rise as high as 48 feet. This reality bears no resemblance to owner-occupied townhomes or hospitality accommodations as suggested by the developer. In addition, the General Plan Amendment requests the dwelling density to be more than double the current land use designation, contrasting starkly from the long established character of the area which contains several neighborhoods of owner-occupied, single family homes that were, in some cases, developed over 20 years ago. Approving the development of a high-density project in such close proximity to numerous, established neighborhoods of single family homes is simply the wrong thing to do.

Please show respect to the current residents of the area and consider the lasting negative impacts a development like the one proposed will have on the community. Impacts that cannot be reversed once approved, including but not limited to:

- Increased strain on public safety, schools, and infrastructure;
- Erosion of property values within multiple nearby, established owner-occupied neighborhoods;
- Increased traffic congestion without delivering comparable tax revenue or community benefit
- Lack of meaningful city revenue generation
- Failure to produce tourism dollars, resort taxes, or long-term employment opportunities

Put simply, the lasting and irreversible negative impacts of this project significantly outweigh any potential so-called benefits.

Alternative land-use options, such as townhomes, condominiums or other owner-occupied housing, should instead be considered to better align with the surrounding community's character while also helping to address ongoing housing shortages.

I respectfully urge you to vote against this project and prevent Cibola Vista Resort Residences from moving forward in its current form.

Respectfully,

Kevin Sheahan

Peoria Resident

From: Sarah Dircks
To: [REDACTED]
Subject: RE: Update on Prestige Rezone, case Z21-08
Date: Wednesday, November 5, 2025 7:57:00 AM

Jack,

The Prestige Rezoning Case (Z21-08) went to Planning and Zoning Commission in September 2024. The Resort Residence at Cibola Vista is another request on another neighboring property. I am the City staff member assigned to review GPA24-06 and Z00-10A.6 (Resort Residence at Cibola Vista).

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

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

From: Jack Armstrong [REDACTED]
Sent: Tuesday, November 4, 2025 12:46 PM
To: Sarah Dircks <sarah.dircks@peoriaaz.gov>
Subject: Re: Update on Prestige Rezone, case Z21-08

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You don't often get email from j-armstrong@live.com. [Learn why this is important](#)

Hi Sarah,

I'm case my email didn't come through, I am Jack Armstrong and I live in the Cibola Vista neighborhood. My address is [REDACTED]

I am emailing opposition to the multifamily housing project that's proposed just next to the Cibola Vista resort.

Please let me know if you have any questions

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From: Jack Armstrong [REDACTED]
Sent: Monday, November 3, 2025 3:57:52 PM
To: sarah.dircks@peoriaaz.gov <sarah.dircks@peoriaaz.gov>
Subject: Fw: Update on Prestige Rezone, case Z21-08

Hello Sarah,

I wanted to forward an email and re-address concerns I have as a resident in the Cibola Vista neighborhood and put on the record that I'm against the rezoning for the apartment complex.

I am really hoping enough residents have reached out and we are able to stop this

Thank you

Jack Armstrong

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From: Jack Armstrong [REDACTED]
Sent: Monday, September 30, 2024 2:13:18 PM
To: Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>
Cc: Lorie Dever <Lorie.Dever@peoriaaz.gov>
Subject: Re: Update on Prestige Rezone, case Z21-08

Thank you so much for the update Robert! We are all very worried about this. Being in construction myself, and a licensed contractor here in Peoria, I like to see more building. But, one thing I learned is, although it is impossible to make all residents happy, it is important to ensure the majority is happy and in approval. This addition is just being proposed in the wrong area.

I am very grateful planning and zoning recommend this voted this down.

Thank you again for the reply!

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From: Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>
Sent: Thursday, September 26, 2024 10:01:40 PM
To: Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>
Cc: Lorie Dever <Lorie.Dever@peoriaaz.gov>
Subject: Update on Prestige Rezone, case Z21-08

Hello everyone. Hope this email finds you well.

As I am sure you are aware, on September 5, 2024, the Peoria Planning and Zoning Commission voted to recommend denial of the Prestige rezone request by a 4-2 vote. As the Commission serves as a recommending body, the final decision will be made by the City Council. The matter was originally scheduled for the City Council meeting of October 1, 2024; however, the matter will be continued by a Council to a date occurring sometime in mid-January 2025. We will notify you once the actual date has been determined.

Respectfully,

Robert H. Kuhfuss, AICP, MPA

Senior Planner

623-773-7643

robert.kuhfuss@peoriaaz.gov

City of Peoria | Planning Department

9875 N. 85th Avenue, Peoria, AZ 85345

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

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From: [REDACTED]
To: [Sarah Dircks](#); [Matt Bullock](#)
Subject: rezoning around Cibola Vist
Date: Wednesday, November 5, 2025 5:41:44 PM

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Hi Sarah and Matt,

I am concerned about the city wanting to rezone the land around Cibola Vista Resort from hotel to apartments. That area should stay zoned as it is. The city should be more focused on tourism that will generate monies needed for the community. The apartments will not add to the area but diminish its value.

Sincerely,
Peoria Resident
Tammy Monroe

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Re-zoning at Cibola Vista Properties
Date: Wednesday, November 5, 2025 1:19:06 PM

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Hi Sarah,

My name is Natasha Armstrong and I live in the Cibola Vista neighborhood. My address is [REDACTED]

I am emailing in opposition to the two multifamily housing projects that are proposed just next to the Cibola Vista resort.

Please let me know if you have any questions

Thank you,
Natasha Armstrong

Sent from my Verizon, Samsung Galaxy smartphone

From: [REDACTED]
To: [Matt Bullock](#); [Sarah Dircks](#)
Subject: Rezoning next to Cibola Vista Resort
Date: Wednesday, November 5, 2025 11:55:21 AM

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Hello,

I live in Pleasant Valley neighborhood and I'm very concerned about the city of Peoria trying to rezone the land around Cibola Vista Resort from hotel to apartments. This is the north-east corner of Lake Pleasant Pkwy and Jomax Rd.

We bought our home here knowing that this area was zoned for a resort. If the city focused more effort on tourism, sports tourism, or repaired the relationship with Lake Pleasant (who has a multitude of tourism opportunities), these hotels would be thriving. Bringing more restaurants and businesses would be great too for this area.

Building apartments will have these affects on our community:

- Increased noise and disturbances
- Frequent turnover of occupants
- Loss of neighborhood stability
- Reduced sense of community
- Parking congestion
- Higher traffic levels
- More waste and litter
- Increased safety and security concerns
- Unfamiliar or unvetted guests
- More parties or gatherings
- Decline in property values
- Diminished aesthetic appeal of area
- Potential rise in petty crime

Please reconsider.

Thank you,
Katie & Zack Zadecki

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Rezoning the land near Cibola Vista Resort
Date: Wednesday, November 5, 2025 4:13:30 PM

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I am writing to strongly oppose the proposed rezoning of the land surrounding Cibola Vista Resort from **hotel/resort zoning to multifamily (apartment) zoning**.

When we purchased our home in this community over 22 years ago, we did so with the understanding that this area was designated for resort use. The resort zoning has always aligned with the unique character of the neighborhood and supported the City's tourism and recreation goals. Converting this land to apartments would fundamentally change the nature of our community and provide **little to no long-term tax benefit** to the City.

Residents in this area have consistently voiced opposition to multifamily housing proposals on this and neighboring parcels—and we recently succeeded in preserving the intended land use for one of those sites. This ongoing effort reflects how deeply the community values maintaining the resort identity of the area.

Rather than pursuing additional short-term or high-density housing projects, we encourage the City to focus on strengthening tourism and hospitality development. With greater emphasis on **sports tourism, hospitality partnerships, and rebuilding connections with Lake Pleasant**, these resort-zoned areas could once again thrive and contribute meaningfully to the local economy.

Please stand with the residents who have invested in and supported this community for years. Help us preserve the integrity, intent, and economic potential of the Cibola Vista area by **denying this rezoning request**.

Thank you for your time and consideration.

Julie Johnson
[REDACTED]

From: [REDACTED]
To: [Matt Bullock](#); [Sarah Dircks](#)
Subject: Rezoning
Date: Wednesday, November 5, 2025 7:33:44 PM

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 Matt and Sarah ... I'm writing tonight in support of the residents NOT wanting Cibolla Vista rezoned for apartments . After going thru the battles that WE have regarding the change of zoning in Vistancia? I completely 1000% understand their frustration and their fears. Please support the residents who bought their homes expecting the land would stay resorts.
Thanks
Kathy Bartelheim

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Stop Apartment Development at Cibola Vista
Date: Tuesday, November 4, 2025 11:36:11 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](#)

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!

Shelly Ferneau
[REDACTED]

From: 
To: [Planning](#)
Subject: Support Resort Residences at Cibola Vista (GPA24-06 and Z00-10A.6)
Date: Wednesday, November 5, 2025 10:00:27 AM

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

Dear Commissioner Planning,

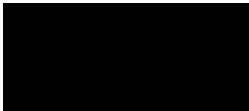
As a nearby resident, I am writing in support of the Resort Residences at Cibola Vista (GPA24-06 and Z00-10A.6). This project has gone through multiple revisions based on neighborhood feedback and is now a more thoughtful, community-first development:

- 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,

Terry Bills



From: [REDACTED]
To: [Planning](#)
Subject: Support Resort Residences at Cibola Vista (GPA24-06 and Z00-10A.6)
Date: Wednesday, November 5, 2025 10:00:24 AM

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

Dear Commissioner Planning,

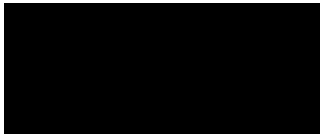
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I respectfully urge you to approve this project and allow the Cibola Vista Resort Residences to move forward.

Sincerely,

John Eydeler



From: [REDACTED]
To: [Planning](#)
Subject: Support Resort Residences at Cibola Vista (GPA24-06 and Z00-10A.6)
Date: Wednesday, November 5, 2025 10:00:23 AM

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Dear Commissioner Planning,

Dear Mayor:

This is a great opportunity to make a lasting impact on the community and lives of the families living in and around Cibola Vista. My wife and I have lived here since 2008. We have raised our family and want to see others enjoy a place that we call home. I employ you to consider our proposal for this committee's future.

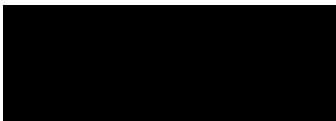
As a resident, I am writing in support of the Resort Residences at Cibola Vista (GPA24-06 and Z00-10A.6). This project has gone through multiple revisions based on neighborhood feedback and is now a more thoughtful, community-first development:

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

Sincerely,

Marion Hickman



From: [REDACTED]
To: [Planning](#)
Subject: Support Resort Residences at Cibola Vista (GPA24-06 and Z00-10A.6)
Date: Wednesday, November 5, 2025 2:10:23 PM

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Dear Commissioner Planning,

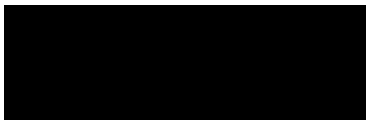
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I respectfully urge you to approve this project and allow the Cibola Vista Resort Residences to move forward.

Sincerely,

Danny Robbins



From: [REDACTED]
To: [Planning](#)
Subject: Support Resort Residences at Cibola Vista (GPA24-06 and Z00-10A.6)
Date: Wednesday, November 5, 2025 2:10:22 PM

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Dear Commissioner Planning,

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

Sincerely,

Kurdy Sin

[REDACTED]

From: [REDACTED]
To: [Planning](#)
Subject: Support Resort Residences at Cibola Vista (GPA24-06 and Z00-10A.6)
Date: Wednesday, November 5, 2025 2:10:24 PM

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Dear Commissioner Planning,

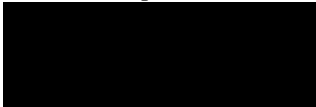
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I respectfully urge you to approve this project and allow the Cibola Vista Resort Residences to move forward.

Sincerely,

Sarah Trompeter



From: [REDACTED]
To: [Planning](#)
Subject: Support Resort Residences at Cibola Vista (GPA24-06 and Z00-10A.6)
Date: Wednesday, November 5, 2025 2:10:19 PM

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Dear Commissioner Planning,

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

Sincerely,

Taryn Offenbacher

[REDACTED]

From: [REDACTED]
To: [Planning](#)
Subject: Support Resort Residences at Cibola Vista (GPA24-06 and Z00-10A.6)
Date: Wednesday, November 5, 2025 2:10:23 PM

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Dear Commissioner Planning,

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

Sincerely,

Angela Argyros



From: [REDACTED]
To: [Planning](#)
Subject: Support Resort Residences at Cibola Vista (GPA24-06 and Z00-10A.6)
Date: Wednesday, November 5, 2025 10:00:31 AM

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Dear Commissioner Planning,

I have stayed there before and I don't see any issues with their plan. I am in support of a hotel as well to the public. It's a beautiful property.

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,

Deanna Daus

[REDACTED]

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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Hello Sarah,

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 https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fprotect.checkpoint.com%2Fv2%2Fr01%2F__https%3A%2F%2Faka.ms%2FLearnAboutSenderIdentification__&data=05%7C02%7CSarah.Dircks%40peoriaaz.gov%7C25bfd31e11b44119af4108de1ca56b8e%7Ce9fbf376af0b4f6fac1bcd357220c7c1%7C0%7C0%7C638979693984393301%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiilwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFrpbClSlldUljoyfQ%3D%3D%7C80000%7C%7C%7C&sddata=IkQqA96R9mAuPnwfoMewwWSBKf4HtCwrj96091Imgrs%3D&reserved=0]

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.

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

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: Sarah Dircks
Sent: Wednesday, November 5, 2025 4:03 PM
To: Lucy Denton
Subject: RE: Lucy Denton

Lucy,
We will make sure your concerns are included in the public record that is transmitted to the Planning Commission and City Council. The meeting should be streaming here:
<https://www.peoriaaz.gov/government/departments/communications/channel-11/watch-online>. Here is the homepage in case the link doesn't work right away, you might have to click watch a meeting:
<https://www.peoriaaz.gov/government/departments/city-clerk-office/boards-and-commissions/planning-and-zoning-commission>. As indicated before, the videos are listen only online.

Sarah Dircks, MCP, AICP
Senior Planner
623-773-7514
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

-----Original Message-----

From: Lucy Denton [REDACTED]
Sent: Wednesday, November 5, 2025 2:24 PM
To: Sarah Dircks <sarah.dircks@peoriaaz.gov>
Subject: Lucy Denton

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[Hi Sarah](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fprotect.checkpoint.com%2Fv2%2Fr01%2F__http%3A%2F%2Faka.ms%2FLearnAboutSenderIdentification__&data=05%7C02%7Csarah.dircks%40peoriaaz.gov%7C216e515ea11e49757c4308de1cb1b0e6%7Ce9fbf376af0b4f6fac1bcd357220c7c1%7C0%7C0%7C638979746667948296%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWVpbCIsIldUIjoyfQ%3D%3D%7C60000%7C%7C%7C&sdata=PMKmhNNJBKitlpCR6rXnj8GR8GIZ0aTEs9yQ3zwwf4M%3D&reserved=0]</p></div><div data-bbox=)

We spoke on Monday for 45 minutes on the phone. I have passed on the info you gave me to our neighborhood by posting online and many people brought up a new concern. Besides why everyone is opposed to this apartment complex for the reasons of safety, visibility when driving, noise, traffic, lowering the value of our homes, etc. many people brought to my attention the petition this company got 150 signatures lied to our neighbors. I have had several people tell me they were told it was for new homes, an extension of the resort, a restaurant, and some even say they were told it was to protect the land. When they looked at the paperwork and asked more questions they were told "typos" was on the form

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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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,

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:

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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

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

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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Sincerely,

Carolyn Woods
[REDACTED]

Sarah Dircks

From: Michael Wirths [REDACTED]
Sent: Thursday, November 6, 2025 1:14 PM
To: Sarah Dircks
Subject: Opposition to Multi-Family housing apartments complex Lake Pleasant/Cibola Vista

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I live in the Cibola Vista neighborhood. My address is 9310 W Buckskin Trl Peoria AZ 85383. I would like you to document that I am opposed to the proposed Multi-Family housing apartment complex at the corner of Lake Pleasant Parkway and Lake Pleasant across the street from Cibola Vista Resort.

Thank you for your attention to this matter.

Michael Wirths
[REDACTED]

Sarah Dircks

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

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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.

Sincerely, Crista Kleppe

Page: [REDACTED]
Date: [REDACTED]

The recipient will be notified when their account is ready for use.

For more information, please contact your account manager or visit our website at [REDACTED].

Best Regards,
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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From: [REDACTED]
Subject: Sarah Dircks; [REDACTED]
Date: Zoning Hearing and Cibola Vista Community
Wednesday, November 5, 2025 2:38:58 PM

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Hello,

I would like to report an incident that occurred at my residence, [REDACTED], a couple of weeks ago.

A man came to our front door and wanted us to sign a petition claiming he needed signatures to allow for, NEW HOMES for sale, to be built near the Cibola Vista resort. When we questioned him about this, and asked him to confirm it would be homes for sale and not rentals, he said yes, new homes - not rentals - so my husband signed the petition.

I was leery of this man because last year, something like this came up and someone else came by asking for signatures saying that there was going to be new homes built near our community and we found out it was actually rental properties not homes and we did not sign the petition, however, many people in my neighborhood were deceived and voiced there disgust at the zoning hearing last year.

I just learned we were deceived and lied to about this new situation for this new zoning hearing and because we have been lied to again we want our signature removed from the petition effective immediately.

If you need any other information, please let me know.

Sincerely,
Dawn and Richard Jehorek

From: [REDACTED]
To: mayor@peoriaaz.gov; mike.faust@peoriaaz.gov; matt.bullock@peoriaaz.gov; chris.jacques@peoriaaz.gov; lorie.dever@peoriaaz.gov
Subject: Cibola Vista apartment complex
Date: Wednesday, November 5, 2025 7:14:22 PM

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

Hello,

The residents of North Peoria respectfully request that the developer and city leadership reconsider the rezoning of Cibola Vista Resort. Rezoning this beautiful property for a high-density rental community would be a disservice, as the rental market is already saturated. These projects often lead to financial losses for cities and decrease the value of owner-occupied homes. Furthermore, our streets are already over capacity, and adding more rentals would strain our infrastructure even more.

We urge the Planning and Zoning Commission to consider the negative impact this project would have on our community. The drawbacks significantly outweigh any potential benefits. We also ask that alternative land-use options, such as townhomes or condominiums, be considered to better align with the community's character and address the housing shortage.

Thank you for your consideration in the important matter.

John Del Pozzo

From: [REDACTED]
To: mayor@peoriaaz.gov
Subject: Cibola Vista Community
Date: Tuesday, November 4, 2025 5:05:03 PM

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

Mayor Jason,

I am writing to you to say that I strongly oppose the building of a 300+ Apartment complex in the Cibola Vista Community. We have already signed one petition saying that we would rather see individual homes in that space across from the Cibola Vista Resort.

I live in one of the neighborhoods just a little bit down from the Cibola Vista Resort off [REDACTED]
Tina Trippe
[REDACTED]

We purchased this home in December 2020.

Thank you,
[REDACTED]

From: [REDACTED]
To: mayor@peoriaaz.gov
Subject: Fraud from developers in my neighborhood
Date: Tuesday, November 4, 2025 1:31:35 PM

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

Good afternoon,

My name is Jennifer Farr and I have lived in North Peoria for 20 years.

Recently there was a zoning proposal for a multi-family apartment complex to be built just a block away from my house at the corner of lake pleasant parkway and Pinnacle Vista across the street from Cibola Vista Resort.

A few weeks ago someone was knocking on doors in the neighborhood asking for signatures from neighbors who REJECT this proposal and do not want this housing unit to be built in our community. I am appalled that this was a complete scam. The person who was knocking on doors asking for signatures was actually submitting those signatures as SUPPORT for the development, rather than opposition to it.

Unbeknownst to those of us that signed, these letters have been submitted to the city of Peoria as full support for this development of the multi-family apartment complex.

Some of us have reached out Sarah Dircks at the city of Peoria to report this, however, I think MANY of my neighbors who signed the letter are unaware that they signed it under false pretense. The person asking for signatures represented themselves as a neighbor in the community, not someone working for the development company who is funding this project.

I am very disheartened and astonished that a developer would stoop this low to falsify neighborhood support for a building that no one in our community supports.

I hope that the city can consider this fraudulent action when making decisions on this proposal, and reject this development.

Thank you so much for your time,

Jennifer Farr
[REDACTED]

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

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](#)

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



District Office
20402 N 15th Ave.
Phoenix, AZ 85027
623-445-5000 Phone
623-445-5086 Fax
www.dvusd.org

Superintendent
Curtis Finch, PhD

Governing Board
Steve Bottfeld
Paul A. Carver Jr.
Kimberly K. Fisher
Dr. Karen C. Pack
Stephanie Simacek

November 5, 2025

Re: Support for Resort Residences at Cibola Vista (Case Nos. GPA24-06 and Z00-10A.6)
Honorable Mayor and Peoria City Council Members:

On behalf of the Deer Valley Unified School District, I am writing to express our support for the general plan amendment and rezoning request associated with the proposed Resort Residences at Cibola Vista, a 302-unit multi-family residential community planned by Opus Development. After reviewing the project details and engaging in early collaboration with the development team, we believe this project, which is anticipated to open in 2028, is compatible with our projected school capacity and area development.

More specifically, multi-family development historically generates fewer students per housing unit when compared with single-family housing. In review of the project plans for the Resort Residences at Cibola Vista, nearly 50% of the housing units are planned as studio and 1-bedroom units, which is in keeping with recent and historical trends that we've seen in our district. Those units typically produce about 7.7 school-aged children per 100 units nationally, which should yield about 24 students on the high side. The other units could produce up about 21.9 per 100 units, therefore somewhere around 35 with a total of around 50-60 students. Historically, we would see these numbers as high for this type of development in our District boundaries.

Accordingly, based on recent enrollment trends within our district, multi-family projects typically yield approximately 50% less students per unit compared to much high ratios for single family developments. As such, we project the impact of this 302-unit development would be approximately 30 school-aged students for DVUSD, which would be easily dispersed across our locations at different campuses.

In addition, Opus Development has proactively engaged with the district to establish a per-unit financial contribution agreement to support future educational infrastructure and student needs. We value this collaborative approach and believe it demonstrates the developer's strong commitment to partnership and community investment. We are currently working together on a per-unit agreement to ensure the district can meet the development's expectations for service.

For these reasons, we respectfully support the entitlement applications and look forward to continued cooperation as this project advances. Thank you for your consideration. Please feel free to contact me if you would like additional information or analysis.

Sincerely,

Curtis Finch, PhD
Superintendent
Deer Valley Unified School District

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: No to an apartment complex next to Cibola Vista . . . Please!
Date: Thursday, November 6, 2025 10:56:35 AM

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

Hello Sarah, my name is Vance Andersen and we live in Pleasant Valley subdivision . We 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 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.

Sincerely,

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Cibola Vista apartment project
Date: Thursday, November 6, 2025 2:48:22 PM

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](#)

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,

Mark Weber
Westwing Community

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Cibola vista apartment complex
Date: Thursday, November 6, 2025 10:52:20 AM

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

Hello Sarah, my name is Tina Angelo, 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,

Tina Weedman Angelo
[REDACTED]

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Oppose proposed Multi-family housing apartment complex Lake Pleasant/Cibola Vista
Date: Thursday, November 6, 2025 1:09:06 PM

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Hello Sarah, my name is Gloria Wirths.

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 Lake Pleasant Parkway and Lake Pleasant across the street from Cibola Vista Resort.

Thank you for your attention to this matter.

GLORIA WIRTHS

[REDACTED]

From: [REDACTED]
To: [Planning](#)
Subject: Support Resort Residences at Cibola Vista (GPA24-06 and Z00-10A.6)
Date: Wednesday, November 5, 2025 2:10:22 PM

[Some people who received this message don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Dear Commissioner Planning,

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,

Nancy Herrera

[REDACTED]

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Opposed to Cibola Vista apartments property
Date: Wednesday, November 5, 2025 9:54:20 PM

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

Dear Ms. Dircks,

I am a Peoria resident and I oppose the proposed Cibola Vista apartment project. This development is not compatible with the surrounding resort and neighborhoods and will negatively impact traffic, safety, property values, and quality of life for nearby residents.

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

Sincerely,

Doug Bowen

[REDACTED]

Sent from my iPhone

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Opposition to Cibola Vista project
Date: Wednesday, November 5, 2025 9:25:37 PM

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

Dear Ms. Dircks,

I am a Peoria resident and I oppose the proposed Cibola Vista apartment project. This development is not compatible with the surrounding resort and neighborhoods and will negatively impact traffic, safety, property values, and quality of life for nearby residents. Please count this email as my formal opposition to the project.

Sincerely,^[1]_[SEP]
Jay Christopherson
Aloravita

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Re: NO to Cibola Vista (GPA24-06 and Z00-10.A.6)" reasoning
Date: Thursday, November 6, 2025 7:00:06 AM

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Thank you, Sarah, yes, I believe there might be one with the same name in my actual neighborhood and I believe there's another one that I know of that lives in Cibola or West Wing

Thank you

On Thu, Nov 6, 2025 at 6:57 AM Sarah Dircks <Sarah.Dircks@peoriaaz.gov> wrote:

Jennifer,

It appears you have a neighbor with your same name, different address. We will make sure your concerns are included in the public record that is transmitted to the Planning Commission and City Council.

Sarah Dircks, MCP, AICP

Senior Planner

623-773-7514

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

From: Jennifer Farr [REDACTED]
Sent: Wednesday, November 5, 2025 6:08 PM
To: Sarah Dircks <Sarah.Dircks@peoriaaz.gov>

Subject: NO to Cibola Vista (GPA24-06 and Z00-10.A.6)" reasoning

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Hello Sarah, my name is Jennifer Farr. 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.

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,

Jennifer Farr

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Cibola Vista Apartments
Date: Wednesday, November 5, 2025 9:22:55 PM

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

Dear Ms. Dircks,

I am a Peoria resident and I oppose the proposed Cibola Vista apartment project. This development is not compatible with the surrounding resort and neighborhoods and will negatively impact traffic, safety, property values, and quality of life for nearby residents. Please count this email as my formal opposition to the project.

Sincerely, [REDACTED]

Best regards,

[REDACTED]

From: [REDACTED]
To: [Planning](#)
Subject: Support Resort Residences at Cibola Vista (GPA24-06 and Z00-10A.6)
Date: Wednesday, November 5, 2025 2:10:26 PM

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Dear Commissioner Planning,

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,

Bailey Helsper

[REDACTED]

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Apartments in Peoria
Date: Wednesday, November 5, 2025 10:14:13 PM

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Dear Sarah,

I would like to formally document my opposition to the proposed multi-family housing apartment complex situated at the intersection of Pleasant Parkway and Lake Pleasant, directly across from the Cibola Vista Resort. I reside in the Cibola Vista neighborhood at [REDACTED]
[REDACTED]

Thank you for documenting my concerns.

Sincerely,
Courtney Moore

From: [REDACTED]
To: [Planning](#)
Subject: Support Resort Residences at Cibola Vista (GPA24-06 and Z00-10A.6)
Date: Wednesday, November 5, 2025 2:10:26 PM

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Dear Commissioner Planning,

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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- 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,

Kaitlyn Martin

[REDACTED]

From: [REDACTED]
To: [Planning](#)
Subject: Support Resort Residences at Cibola Vista (GPA24-06 and Z00-10A.6)
Date: Wednesday, November 5, 2025 10:00:29 AM

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Dear Commissioner Planning,

The flexibility and respectfulness of the project owners/coordinators is refreshing and much appreciated.

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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- 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,

Eric Rayburn

[REDACTED]

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Cibola Vista rezoning
Date: Wednesday, November 5, 2025 10:50:02 PM

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Sarah,

I hope this email finds you well. I'm a resident of Peoria and live directly across from Cibola Vista. I moved my family to this community over five years ago. We chose this area over others in the valley for the schools and community. Recently there seems to be more and more traffic and crime issues. There have been multiple attempts to develop the Lake Pleasant corridor with high density housing units. The traffic congestion alone in the middle of so many schools would be a nightmare for children and parents. Then there are the schools, they're already over capacity and we would be adding more students. While deer valley school district cannot get bonds and funding approved for the current students needs. Additionally the BASIS, Lutheran, and LDS schools in the vicinity would be impacted by additional traffic. Affordable housing isn't a crisis solved by rental units that a small handful of developers and owners profit from. When individual units are not for resale there is not only less tax revenue but less incentive to maintain. I will also add that everywhere these developments go up crime increases in lock step. Which, then triggers downward pressure on existing home values in the area. If the goal is to make this corridor more congested, increase crime, lower home values then this is the exact recipe. Then there is tax revenue. While a developer may contribute one time to the tax base, its up to the homeowners to foot the bill annually. When areas mature and develop, if done in this manner the cycle of stagnation and decline is guaranteed. It's happened from State Farm stadium to Bell Road. We have ample examples to learn from in the northwest valley.

We recently welcomed new neighbors into our neighborhood. They moved from lower glendale and were trying to get away from everything I've described and are appalled that the city is granting this rezoning approval. There are other places in the valley for people with means to live and we have already heard from multiple residents in the area that this would be the straw that breaks the camels back. Many already feel like the changes in the area are not for the better. I personally supported your last campaign and I am sure you're trying to do what you believe is best but ultimately the taxpayers of the community should dictate what happens in their community. I along with many residents in this area hope that the city will approve projects that the community can enjoy and not projects that benefit the few. We implore you to do your best to ensure this rezoning is not approved.

Respectfully,
Ben Schifferer

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

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

From: [REDACTED]
To: [Planning](#)
Subject: Support Resort Residences at Cibola Vista (GPA24-06 and Z00-10A.6)
Date: Wednesday, November 5, 2025 2:10:20 PM

[Some people who received this message don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Dear Commissioner Planning,

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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- 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,

Saadia Sheikh

[REDACTED]

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Apartment Complex
Date: Wednesday, November 5, 2025 9:28:14 PM

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

Hello Sarah, my name is Rachael Snow, 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,
Rachael Snow

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Oppose the planned apartments in Cibola Vista
Date: Wednesday, November 5, 2025 10:23:33 PM

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Dear Ms. Dircks,

My husband Doug and I live in Cibola Vista on Molly Ln. and do not want apartments in Cibola Vista. We moved here because we like the privacy and the lack of congestion, and we do not want our schools more overcrowded. There are other places to put apartments, but beside the million dollar homes does not make sense. And for those of us without really expensive homes, we don't want the transience even if our house appraisals only drop a bit as a result of the apartments. I haven't heard of anyone who is actually for it that doesn't have an ulterior motive.

Sincerely,
Tara Bowen

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: No!!!! apartments next to Cibola Vista Resort
Date: Thursday, November 6, 2025 10:51:19 AM

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

Hello Sarah, my name is Allyson Andersen. I live in Pleasant Valley subdivision. 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 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 all ready over crowded 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 and do not want!!

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 do the right thing and do not allow apartments but instead uphold the character of our neighborhood we have called home for nearly 20 years.

Respectfully,

Allyson Andersen

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: OPPOSE Apartments at Cibola Vista
Date: Thursday, November 6, 2025 6:14:15 AM

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

Hello Sarah

My name is Amy McKeever, I live by the Cibola Vista neighborhood

My address is [REDACTED]

I would like you to document that I am OPPOSED to the proposed multifamily housing apartment complex at the corner of Pleasant Parkway and Lake Pleasant across the street from Cibola Vista resort.

Thank you

Amy McKeever DDS

[Sent from Yahoo Mail for iPhone](#)

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Oppose apartment complex
Date: Thursday, November 6, 2025 11:59:23 AM

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Hello Sarah,

My name is Justin Fink. 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,

- Justin Fink
[REDACTED]

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Opposition to proposed Multi-family housing.
Date: Thursday, November 6, 2025 10:21:07 AM

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Hello Sarah, my name is Bill Freeman. 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,
Bill Freeman

From: [REDACTED]
To: [Sarah Dircks](#)
Cc: [REDACTED]
Subject: Cibola Vista Apartments
Date: Thursday, November 6, 2025 9:15:20 AM

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Hello Sarah,

Our names are Matt and Jill Jeziorski. We live near the Cibola Vista neighborhood. My address is [REDACTED]. We both would like you to document that we are 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,
Jill and Matt Jeziorski

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Cibola Vista
Date: Thursday, November 6, 2025 1:12:05 PM

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Hello Sarah, my name is Alex Groneman, 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, Alex Groneman

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Fw: LPP APARTMENTS
Date: Thursday, November 6, 2025 7:08:02 AM

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[Sent from AOL on Android](#)

----- Forwarded Message -----

From: [REDACTED]
To: "sarah.dircks@peoriaaz.com" <sarah.dircks@peoriaaz.com>
Sent: Thu, Nov 6, 2025 at 6:34 AM
Subject: LPP APARTMENTS

To Whom it may concern,

My husband and I have been residents of Cibola Vista since 2007. We love this development and the area. We have watched the area change, develop, and slowly grow. We have mostly been in support of the development. We are NOT in support of these apartments. They will not improve lives in the area. Where are the children who live there going to be able to go to school? The surrounding schools, in two different districts are overflowing with students. There aren't even sufficient charter schools in the area. Are schools being considered as part of this equation. If they aren't, and these apartments are approved and built, you will be making life worse and education less effect all for all of the children in schools in the area. This is unacceptable. Please realize the importance of this and do not approve this development.

Thank you,
Ken & Roni Kaufman
[REDACTED]

[Sent from AOL on Android](#)

From: [Sarah Dircks](#)
To: [REDACTED]
Subject: RE: Proposed apartments jomax & lake pleasant
Date: Thursday, November 6, 2025 9:55:00 AM

Kimberly,

We will make sure your comment below are included in the public record that is transmitted to the Planning Commission and City Council.

Sarah Dircks, MCP, AICP

Senior Planner

623-773-7514

Sarah.Dircks@PeoriaAZ.gov





City of Peoria | Planning Department

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From: [REDACTED]
Sent: Thursday, November 6, 2025 9:49 AM
To: Peoria Mayor <mayor@peoriaaz.gov>; Denette Dunn <denette.dunn@peoriaaz.gov>; Matt Bullock <matt.bullock@peoriaaz.gov>; Jon Edwards <jon.edwards@peoriaaz.gov>; Rick Stokes <rick.stokes@peoriaaz.gov>; Michael Finn <michael.finn@peoriaaz.gov>; Jennifer Crawford <jennifer.crawford@peoriaaz.gov>; Sarah Dircks <Sarah.Dircks@peoriaaz.gov>
Subject: Proposed apartments jomax & lake pleasant

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Hello MAYOR & MEMBERS,

We are the Garrett family. Our address is [REDACTED], we are located [REDACTED]. We would like you to document that we are opposed to the proposed Multi-Family housing apartment complex at the corner of Lake pleasant parkway and Jomax, across the street from cibola Vista resort. Please count this as 5 adults that are in STRONG opposition to the purposed development. We have been residents on 93rd Ave since 2009 and do not like the high density

housing that is being forced down our throats and the excessive increase in traffic on 93rd Ave that we are already having to deal with. The quality of life in Peoria has significantly decreased due to all of the excessive building and cramming of high density housing in our area. Please STOP!!

Sincerely,

Kimberly Garrett

Todd Garrett

Brady Garrett

Preston Garrett

Landen Garrett

Cohen Garrett

Sent from my iPhone

From: Je [REDACTED]
To: Sarah Dircks
Subject: Do not rezone the Cibola Vista area!!!!
Date: Thursday, November 6, 2025 12:00:41 PM

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Hello Sarah,

my name is Jessica Larsen. I live in Pleasant Valley subdivision. 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 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 all ready over crowded 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 and do not want!!

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 do the right thing and do not allow apartments but instead uphold the character of our neighborhood we have called home for nearly 20 years.

Respectfully,

Jessica Larsen

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Too many apartments
Date: Thursday, November 6, 2025 12:16:12 PM

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Hello Sarah, my name is Richard Kirkpatrick 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, Richard Kirkpatrick

Sent from my Verizon, Samsung Galaxy smartphone

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: opposed to apartments
Date: Thursday, November 6, 2025 9:49:01 AM

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Good Morning Sarah,

My Name is Manny Timm, I live at [REDACTED]

I would like if you could document that I am opposed to the Multi-Family apartment complex across from Cibola Vista Resort.

Thank you and have a great day.

Manny Timm

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Cibola Vista Apartments & Rental Homes Opposition Notice
Date: Thursday, November 6, 2025 9:47:32 AM

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Ms. Dircks,

Re: Cibola Vista Apartments & Rental Homes

I would like you to document my opposition to the proposed Multi-Family housing apartment complex project at the corner of Pleasant Parkway and Lake Pleasant across the street from the Cibola Vista Resort.

Sincerely,

Ruby K Schantz

[REDACTED]

Sent from [Outlook](#)

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: No!!!! apartments next to Cibola Vista Resort
Date: Thursday, November 6, 2025 12:01:50 PM

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Hello Sarah, my name is Craig Peugnet. I live in Pleasant Valley subdivision. 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 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 all ready over crowded 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 and do not want!!

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 do the right thing and do not allow apartments but instead uphold the character of our neighborhood we have called home for nearly 20 years.

Respectfully,

Craig Peugnet

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Oppose to Cibola Vista apartments
Date: Thursday, November 6, 2025 11:08:10 AM

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Hello Sarah,

my name is Rebecca Cheaves. 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,
Rebecca Cheaves
[REDACTED]

From: [REDACTED]
Subject: RE: Cibola Vista Apartment & Rental Homes
Date: Thursday, November 6, 2025 9:44:00 AM

Dale,

Your opposition was documented on 11/19/2024. We will make sure your comment below are included in the public record that is transmitted to the Planning Commission and City Council.

Sarah Dircks, MCP, AICP

Senior Planner
623-773-7514
Sarah.Dircks@PeoriaAZ.gov

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From: Dale [REDACTED]
Sent: Thursday, November 6, 2025 9:40 AM
To: Sarah Dircks <Sarah.Dircks@peoriaaz.gov>
Subject: Cibola Vista Apartment & Rental Homes

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Ms. Dircks,

Re: Cibola Vista Apartments & Rental Homes

I would like you to document my opposition to the proposed Multi-Family housing apartment complex project at the corner of Pleasant Parkway and Lake Pleasant across the street from the Cibola Vista Resort.

Sincerely,

Dale R Schantz



From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Oppose Apt Complex
Date: Thursday, November 6, 2025 10:56:35 AM

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Hi Sarah,

My name is Lindsay Spriggs. 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.

Thank you!

Lindsay Spriggs

Sarah Dircks

From: Saadia Sheikh [REDACTED]
Sent: Wednesday, November 5, 2025 2:01 PM
To: Planning
Subject: Support Resort Residences at Cibola Vista (GPA24-06 and Z00-10A.6)

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Dear Commissioner Planning,

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,

Saadia Sheikh
[REDACTED]

Cibola Vista

Planned Area Development Standards and Guidelines Report

Approval Date	Zoning Case	Major or Minor	Ordinance
May 1, 2001	Z00-10	Major	Ord. 01-14
December 10, 2003	Z00-10A.1	Minor	N/A
October 04, 2005	Z00-10A.2	Minor	Ord. 05-57
-	Z00-10A.3	-	-
September 26, 2005	Z00-10A.4	Minor	N/A
October 6, 2010	Z00-10A.5	Minor	N/A
December 16, 2025	Z00-10A.6	Major	Ord. 25-XX

Prepared for:

Cibola Vista Resort & Spa LLC
15150 N Hayden Road, Suite 210
Scottsdale, Arizona 85260

Prepared by: **Withey Morris Baugh PLC**
2525 East Arizona Biltmore Circle, Suite A-212
Phoenix, Arizona 85016
602-230-0600

Cibola Vista

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Cibola Vista

Planned Area Development Standards and Guidelines Report

1. Introduction

Cibola Vista takes its name from the "Seven Cities of Cibola" which, according to Native American legend, were cities of wealth and culture located in the Southwest, and which inspired the earliest Spanish exploration of Arizona. *Cibola Vista* is envisioned to be a mixed-use, master planned community that incorporates a range of residential density uses together with a mix of resort and specialty commercial uses. The site is located on the east side of Lake Pleasant Parkway and north of Jomax Road as shown in **Figure 1**.

The Planned Area Development ("PAD") has been designed such that more intense land uses, including commercial, resort and multi-family uses are located west of the 150-foot-wide drainage easement and wash, which serves as a physical buffer for less intense single family residential uses to the east of the wash. East of the wash, density of the single family residential parcels transitions from the lowest density in the southern portion of the site (Parcels 1A and 1B) to the higher densities in the western and northern portions of the site.

2. Legal Description of Property

A legal description of the Site is attached as **Exhibit 1**.

3. Consistency with General Plan

In 2001, upon creation of the Planned Area Development, the Peoria General Plan designated the site as Resort Development (RD). While this category is now an obsolete land use in the 2040 General Plan, *Cibola Vista* has been designed to be in conformance with this designation. RD allows for a residential density up to 3.5 dwelling units per acre (DU/ac) with some provisions, including:

- The high-density residential use is part of a mixed-use, master planned development.
- Of the total development area, a minimum of 15% shall be preserved as scenic features in their undisturbed natural state.
- The mixed-use development shall include an improved public park and/or private recreation amenities of at least 10 acres or 2% of the site, whichever is greater.
- The mixed-use development shall contain a resort hotel, which shall include tennis and swimming facilities, and at least three of the following: golf course, horseback, hiking, trails, convention facilities or restaurant.

Consistent with General Plan, the overall project density is 3.24 dwelling units per acre. Additionally, the uses proposed in *Cibola Vista* include low, medium and high density residential, commercial, resort and open space.

The formula for calculating density is contained in the General Plan and is as follows:

$$D = \frac{du}{A - (c + I + P + s)}$$

Where D = Residential Density

Du = Total # of dwelling units in project

a = Total site area (gross ac.)

c = Total commercial land area (gross ac.)

I = Total industrial land area (gross ac.)

P = Park sites

s = School sites

Density Calculation:

$$3.24 \text{ (density)} = \frac{651 \text{ (du)}}{244.16 \text{ gross acres} - (42.84 \text{ comm. Ac.} + 0 \text{ ind Ac} + 0 \text{ park ac.} + 0 \text{ sch ac.})}$$

The regulations and provisions for land use and property development standards contained in this P.A.D. take precedence over regulations covering land use and property development standards in the City Zoning Ordinance. Administrative procedures contained in the Zoning Ordinance not covered by this P.A.D. remain applicable to development within the Site. In the event of a conflict between the provisions of the P.A.D. and the Zoning Ordinance, the provisions of the P.A.D. shall prevail.

4. Compliance with City of Peoria Special Studies

A. Peoria Desert Lands Conservation Master Plan

The site is included in the south zone of the Peoria Desert Lands Conservation Master Plan (PDLC). The purpose of the PDLC is to identify areas that contain environmentally sensitive features and to develop strategies to help protect these areas. The site is identified as an "Area with Limited Sensibility" with a slope between 0 to 10%. No special features have been noted on the site.

The site does however contain several smaller wash corridors. The *Cibola Vista* P.A.D. proposes to preserve these washes in their natural condition with the least disturbance possible. It is intended that these areas will function as passive recreation areas as well as wildlife corridors. In addition to conforming with the development parameters of the PDLC, *Cibola Vista* P.A.D. also conforms with many of the goals, objectives and policies, specifically, Policy A3.7, Objective A-4, Objective A-8 and Policy A-7.3.

B. Trails Master Plan

Cibola Vista is consistent with the recommendations contained within the Trails Master Plan (TMP). This plan strives to connect the City with an "... interlinked trails network...". The TMP does not specifically designate any trails on the site. It does, however, designate a paved multi-use path on Lake Pleasant Parkway. The P.A.D. will incorporate the

appropriate street cross sections for its area of improvement of Lake Pleasant Parkway in accordance with City requirements. While not on the site, the TMP designates an equestrian trail to the south of the site which connects with Jomax. This designated trail will serve as a connecting point with the planned on-site multi-use trails. Additionally, any on-site trails shall comply with the trails plan and the Design Review Manual Guidelines.

C. *Rivers Master Plan*

Although the site is not located within the boundaries of the Rivers Master Plan (RMP), it was reviewed to determine its stated goals and vision. The primary focus of the RMP is on the areas adjacent to New River, Skunk Creek and The Agua Fria rivers. The vision of this plan is to integrate land use adjacent to the three stated rivers into an integrated linear park and open space system. The RMP does, on the River Analysis Map, illustrate the location of most washes and drainage channels in the north Peoria area. This map identifies the two converging washes located on the site as well as embankment areas.

D. *Maricopa County Northwest Transportation Study*

Although the Maricopa County Northwest Transportation Study (MCNTS) is in the development stage, it was reviewed to determine its stated goals and vision of the study. Cibola Vista is located immediately adjacent to Lake Pleasant Parkway. Lake Pleasant Parkway is designated by the Maricopa Association of Governments as a Road of Regional Significance and provides north-south traffic movement in the northern Peoria area. This roadway is identified in the MCNTS and is programmed for future expansion. Additionally, the Loop 303 provides for north-south and east- west movement of traffic through the west valley. This road is one mile south of Jomax.

Lake Pleasant Parkway is also designated as a bikeway corridor in the MCNTS.

E. *Proposed City of Peoria Updated Land Use Plan*

PlanPeoriaAZ, the City of Peoria’s 2040 General Plan designates the Property as Traditional Residential (2.0 to 5.0 dwelling units/acre). The *Cibola Vista* P.A.D. proposes a density of 3.24 and therefore falls into the middle range of the plan’s designated land use.

F. *Lake Pleasant/North Peoria Area Plan*

The *Cibola Vista* property is not located within the boundaries of the Lake Pleasant/North Peoria Area Plan

5. General Site Information and Existing Site Conditions

Cibola Vista property is located in a portion of Peoria that offers diversity in surrounding views and vegetation. Although the site is relatively flat, it is surrounded by mountain views such as the West Wing Mountain, Sunrise Mountain, Calderwood Butte, and others. Vegetation found within the site boundaries includes Saguaro, Creosote, Cholla, and desert grasses.

The Agua Fria River is located approximately 2 miles west of the site and Lake Pleasant is approximately 7 miles north.

The site generally drains to the southwest. Three larger washes traverse the site, carrying water in the direction of the Agua Fria River located west of the site. The Site Analysis and Existing Conditions are shown in **Figure 2**.

Community Services

Police and Fire Service

The City of Peoria will provide fire and police protection both to the site and the surrounding region.

Schools

The site is located within the Deer Valley Unified School District (DVUSD). There is currently one K-8 school site designated within the West Wing Mountain area, West Wing School. The subject property is currently within the Mountain Ridge High School attendance area.

DVUSD has plans to open two new schools to address anticipated population growth coming to the north valley, although sites have not yet been identified, the district's governing board unanimously approved an update to its capital plan to include a new high school by 2029 and a new K-8 school by 2032. A school boundary committee will determine the boundaries for these new schools, taking into consideration student population figures at the existing surrounding high schools. At this time, it is not known which high school would serve families living in the proposed development.

The owners of *Cibola Vista* are working with officials from the DVSD to ensure that students generated from the development of the site are adequately served.

6. Surrounding Land Uses and Conditions

At the time of establishing the Planned area development, the subject site was zoned General Agricultural (AG) in the City of Peoria. The property immediately south was zoned Suburban Ranch 43 and developed with one-acre residential lots. On the west side of Lake Pleasant Road is the Pleasant Valley property. The Pleasant Valley P.A.D. was approved by the City of Peoria in 1992 as the Calderwood Butte P.A.D. Pleasant Valley is currently in the process of amending the P.A.D. with development expected to commence shortly after final plat approval. Further to the west of the Pleasant Valley property is Hedding Ranch, which is within the unincorporated area of Maricopa County. South of Jomax Road and west of Lake Pleasant Road is vacant land, also within Maricopa County's jurisdiction. To the east and north is the West Wing Mountain Planned Community, which was approved in 1999. The first phases of West Wing have recently received preliminary plat approval.

Several planned area developments within 2 to 3 miles of the site are currently under construction, including Terra Mar at 67th Avenue/Happy Valley Road, Hancock Homes Clearview Estates at 83rd Avenue/Pinnacle Peak, Calle Lejos at 83rd Avenue/Happy Valley Road, and Camino A Lago at 99th Avenue/Deer Valley Road.

7. Preliminary Development Plan

The intent of *Cibola Vista* is to develop a high quality, mixed-use, master planned community that combines commercial, residential, resort uses, intertwined with a comprehensive trail system. Located in north Peoria, this project is surrounded by mountain views. Lake Pleasant Parkway traverses the site in the northwest corner. Lake Pleasant Parkway is planned to be a six-lane, major transportation corridor, which will provide a link between the developed portions of Peoria and the Lake Pleasant Recreation Area. A combination of uses is proposed that will provide the opportunity to live and work within a square mile. The Conceptual Development Plan is shown in **Figure 3** and **Table 1** provides a summary of the land uses proposed.

Table 1: Land Use Summary

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%
Total		244.16	651	3.24 du/ac	100%
Open Space		47.6*			

*The open space area included in parcels will be comprised of natural open space, landscaped open space, and other recreational opportunities.

This project will comply with all City of Peoria site planning, subdivision and design review processes.

8. Table of Permitted, Conditional and Accessory Uses

Retail Commercial (C-2) Permitted Uses

The uses that will be permitted in Cibola Vista's Retail Commercial C-2 shall conform with those uses both permitted and conditionally permitted in Article 14-13, C-2 Intermediate Commercial District. The following additional/and uses will also be permitted within Cibola Vista:

- Resort Uses
- Destination recreation facilities
- Accessory uses for resort and destination recreation uses
- Equestrian use may be added with the issuance of a conditional use permit

Resort Multi-Family (RM-1) Permitted Uses

Multi-family residential shall be the only permitted principal use within the *Cibola Vista's* Resort Multi-Family (RM-1). Any accessory use customarily incidental to multi-family residential uses shall also be permitted as an accessory use within Resort Multi-Family (RM-1).

9. Project Phasing and Development Schedule

The Cibola Vista development will occur in four phases. See Phasing Plan, **Figure 4**.

- Phase 1 consists of 111.8 acres of land developed with single-family residential homes located north of Jomax Road.
- Phase 2 continues north including the 56.73-acres of single-family residential development
- Phase 3 encompasses Parcel 9B, west of the wash which provides an approximately 150 linear foot separation between the site from the adjacent single-family residential development. To follow per market demand, the proposed development contains a multi-family residential development.
- Phase 4 has partially developed in advance of Phase III. The development includes retail commercial and commercial/resort.

10. Project Development Standards

A. Commercial Development Standards

The project is located within the Lake Pleasant Parkway Corridor Specific Area Plan. A Community Activity Node is proposed at Dynamite Boulevard and Lake Pleasant Parkway. The area of influence extends into *Cibola Vista*, encompassing the parcels proposed as C-2. All policies identified within the Lake Pleasant Parkway Corridor Specific Area Plan shall be complied with as they apply to the C-2 parcels. O-1 zoning standards shall apply to Parcel 10B as outlined in the O-1 District in Section 21-501 through 21-506 of the Zoning Ordinance. A summary of the development standards applicable to commercial development within *Cibola Vista* is shown in **Table 2**.

Table 2: Commercial Standards

	Retail Commercial	Commercial/Resort
Maximum Building Height	48 feet ¹	48 feet ¹
Building Setbacks	Front: 15 feet Side: none ³ Street side: 15 feet Rear: 20 feet	Front: 30 feet Side: 20 feet ³ Street side: 30 feet Rear: n/a
Maximum Lot Coverage	40%	40%
Parking Spaces Required	1 space / 300 sq. ft. Retail	1 space / 60 sq. ft. Restaurant 1.1 space / Guest Hotel 1 space / 400 sq. ft. Dining Room 1 space / Employee on Max. Shift
Landscaping	Min. 20% of the net site/lot area	Min. 20% of the net site/lot area

¹ Exclusive of parapet walls, mechanical screening, elevator penthouses and architectural embellishments such as cupolas, domes, monuments and towers. The number of stories is not restricted (within maximum Building Heights identified).

² The maximum height of a principle or accessory structure within the half-mile plan boundary shall be as follows:

Not to exceed one-half ($\frac{1}{2}$) the distance of the structure from the future right-of-way line, *or* the maximum height of the underlying zoning district, whichever is less. Exceptions to the height requirements in non-residential zoning districts may be allowed as provided for in section 21-506.A^a in the City of Peoria Zoning Ordinance.

³ No side yard setbacks have been identified for these uses. This is intended to allow an Interface between commercial and the residential that encourages pedestrian access. By decreasing the setback requirement, it is possible to integrate café plaza and outdoor eating areas, parking, pedestrian trails and access points between the residential and commercial parcels on a pedestrian scale. If the residential communities are gated and do not desire a pedestrian interface with commercial, then 10-foot yard setbacks will be the minimum for the commercial side yard setbacks adjacent to residential areas.

B. Single-Family Residential Development Standards

Within each of the parcels, densities have been identified. These densities may be altered slightly as the platting process is completed; however, the overall density for the single-family residential parcels will not exceed 1.88 Du/ac, or 349 lots, whichever is more.

The single-family residential densities within *Cibola Vista* will range from 1.0 DU/ac to 6.0 DU/ac.

All single-family residential uses will comply with the requirements of the City of Peoria Zoning Ordinance, except as modified by **Table 3**. The minimum setbacks lot sizes and building heights shown on the Single-Family Residential Development Standards chart shall supersede the City of Peoria's standards and shall govern development within *Cibola Vista*.

Table 3: Single Family Residential Development Standards

Use	Zoning District	Min. Lot Area	Min. Lot Width	Max. Bldg. Height	Minimum Yard Setbacks			Max. Lot Coverage
					Front	Rear	Sides	
Custom Lots	R1-43	43,560	135'	Single Story Only	25'	25'	15'/30'	35%
Semi-Custom Lots	R1-18	16,000	110'	28'	20'/10' ²	15'	5'/15'	40%
Low Density	R1-8	8,000	70'	28'	20'/10' ²	15'	5'/13'	45% for Single Story
								40% for Two-Story
Low Density	R1-6	6,000	50'	28'	20'/10' ²	15'	5'/13'	45% for Single-Story
								40% for Two-Story

¹ No structures shall be permitted outside the minimum yard setbacks.

² A minimum 10' front setback measured from the property line is permitted for side entry garages or livable space if garage is set back further.

³ Minimum one side/total both sides: 10' for cluster units that are not attached.

⁴ 200' minimum lot width at rear setback.

Development standards shown in Table 3 for the R1-18 Zoning District shall apply to all lots.

C. Multi-family Development Standards

The residential densities within the Multi-Family Residential area of Cibola Vista will align with the Urban Residential Land use classification of the City’s General Plan, with more than 12.0 dwelling units per acre. However, along the east boundary of the Multi-Family Residential area, buildings shall be limited to Suburban Residential product types. See **Figure 14**.

All multi-family residential uses shall conform to the RM-1 Zoning District requirements for multi-family residential developments as detailed in the City of Peoria Zoning Ordinance, Community Design Guideline, and other applicable regulations, unless modified herein.

Table 4: Multi-Family Residential Development Standards

Development Standard	Multi-Family Residential
Maximum Building Height	4 Stories / 48 feet*
Minimum Useable Open Space	150 Square feet per bedroom
Maximum Gross Density (du/ac)	18 du/ac
Front Setback	30’
Street Side Setback	30’
Interior Side Setback	20’
Rear Setback	N/A
Landscape Buffer(Street Frontage Area)	20’
Max Lot Coverage	40%
Minimum Landscaping Area	25% of the net site/lot area
Parking Spaces Required	
Efficiency/Studio	1 Space / Unit
One (1) Bedroom	1.5 Spaces / Unit
Two (2) or More Bedrooms	2 Spaces / Unit
Guest Parking	1 Space / 10 Units

*Measured from graded entry point

D. Accessory Use Standards

Construction of accessory uses will be in conformance with the City of Peoria Zoning Ordinance.

E. Open Space Requirements

Open space provided on the site will conform to the requirements identified in Section 21-815A.1 of the City of Peoria Zoning Ordinance. Approximately 47.6 acres or 19.5% of

the site area within the overall Planned Area Development will be provided as open space.

Additional open space will be provided within the commercial parcels' exact configuration of the open space in the commercial parcels will be identified during the site planning process and the configuration of the open space in the residential parcels will be identified during the preliminary plat process. Additionally, recreational amenities such as tot lots, play apparatus, picnic areas and seating areas within neighborhoods will be identified during the preliminary plat process.

A minimum of 30% of the Resort Multi-Family (RM-1) site will be dedicated to natural, graded or activated open space. Amenities in the multi-family useable open space may include, but are not limited to, a dog park area, fenced swimming pool and spa, fire pits and cabanas, covered ramadas, dog washing station, trail heads, patio gathering areas, amenity lawn, olive grove, and more. A management company for the property will maintain the landscaped areas and the community amenities.

The washes will be maintained in their natural state. A 10' multi-use trail will occur within the washes, which will connect with the trails in the adjacent West Wing Mountain development. Additionally, as the project continues through the development process opportunities to tie into the regional trail system will be defined. It is the intent of this project to establish a comprehensive open space/trail system within the project boundaries as well as provide connections to the regional system.

F. Lighting

A lighting proposal will be submitted at site plan review for the commercial, retail, multi-family, and resort parcels. Lighting within the residential parcels will be identified at the appropriate stage of platting. All lighting will conform with the City standards but will be minimized to the extent possible.

G. Screening, Fencing and Wall

It is anticipated that there will be various architectural screening elements, fencing, and walls within the project. Within the retail/commercial parcels there will be screening that occurs as part of the parking and as a part of the landscape design. Appropriate fencing will occur around garbage refuse areas. The details of the screening and fencing will be submitted along with the site plans for each individual parcel.

A subdivision wall will be provided around the perimeter of the residential parcels. [Figure 5](#) illustrates conceptual designs of this wall. It is anticipated that the walls will be 6 feet in height. Desert color hues will be used for any walls within the project, reflecting the colors found in the desert and on the surrounding mountains. Detailed plans will be submitted as part of the platting process.

H. Roadway Standards

The project will have two access points off Lake Pleasant Parkway. The primary access point will be a fully signalized intersection. The secondary access point will be a right-in/right-out access. One additional access point will be provided along Jomax Road that will provide access to the residential parcels.

Consistent with the Lake Pleasant Parkway Corridor Specific Area Plan, Lake Pleasant Parkway is classified as a Suburban Road, which is illustrated in **Figure 6**. A combination of collector roads and local roads will be provided in the interior of the project. The primary loop system is proposed to be a collector road. Bike lanes are proposed on the collector roads, which will provide additional non-vehicular linkage throughout the project. The roadway network that will provide access within the residential neighborhoods are proposed to be local roads with a 50-foot right-of-way. The local road cross-section is illustrated in **Figure 6**.

I. Parking

All parking provided within *Cibola Vista* shall conform to Section 21-900 through 21-903 of the City of Peoria Zoning Ordinance unless otherwise amended in Table 2

J. Project Governance

In addition to the *Cibola Vista* P.A.D. and applicable City codes, rules, guidelines, and official policies controlling permitted uses of the Property, it is important for orderly development of the Property to establish a cohesive concept and enforceable structure for project governance. In this context, project governance contemplates three elements:

Governance Entities

The creation of an appropriate entity empowered with creation and administration of private governance processes. Empowered by recorded covenants, conditions and restrictions (the "CC&R's") which bind all present and future owners within the Project and provide for the perpetual support and maintenance of the Project.

Design Guidelines

Enforceable architectural and landscape design standards shall be applicable to all development within the Property. Although intended to be created on a phased basis through the build out of the Property, the general elements to be addressed in design review guidelines development for the Project are set forth herein.

Common Area Maintenance

Creation of a framework for ownership and management of common areas throughout the property.

11. Project Signage Standards

The sign standards for *Cibola Vista* will be established in two Comprehensive Sign Plans, one for the residential land uses and one for the non-residential land uses. The Comprehensive Sign Plans will be in conformance with the provisions of Sections 21-827 through 21-838 of the Zoning Ordinance and the Lake Pleasant- Parkway Corridor Specific Area Plan.

Signage located within the multi-family residential land parcels shall comply with City of Peoria Sign regulations outlined in Section 21-827 through 21-828 of the Peoria Zoning Ordinance. All signage shall be subject to the City's sign permit review process.

12. Project Landscape Standards

Landscaping within a community contributes to the overall character. An introduction to a community occurs as a person enters the site at the project entry. To announce *Cibola Vista*, a unique entry feature is proposed that will graphically reflect the shape of the surrounding mountains and desert color hues. **Figures 7** and **Figure 8** show conceptual entry treatments for both the residential and commercial entries. The landscaping proposed for *Cibola Vista* will supplement the native plant materials already in place on the site.

All landscaping shall conform to Section 21-815 through 21-822 of the City of Peoria Zoning Ordinance except as modified herein.

The proposed plant palette shown in **Figure 13**. Two trees have been selected for use as the street theme trees: Mesquite and Palo Verde (*Prosopis glandulosa* and *Cercidium praecox*). These trees will be used along arterials, collectors and within the medians. Detailed landscape plans will be submitted at the preliminary plat stage.

The washes are proposed to be maintained in their natural state. A pedestrian trail is proposed on the banks of the washes as illustrated in **Figure 9**, which will link the parcels internally within the site and regionally with West Wing Mountain's trail system.

A landscaped buffer is proposed along Jomax Road that will help provide a visual buffer for the residents that live south of the project. Additionally, the improvements to Jomax Road may include a 4-foot sidewalk or decomposed granite path. The landscaped buffer is conceptually illustrated in **Figure 10**.

The multi-family parcel is encumbered by a 75-foot-wide to 150-foot-wide gas easement along the west portion of the parcel. Due to utility conflicts, a deviation is requested to allow flexibility of shrub landscaping within medians rather than trees along the west parcel boundary only.

13. Design Guidelines

The following design guidelines are intended to help guide development within *Cibola Vista*. The guidelines have been created for commercial, resort, and residential land uses as well as signage. All development within *Cibola Vista* will comply with the City of Peoria Community Design Guidelines.

A. Commercial Resort

1. Buildings will be sited such that they complement adjacent buildings and the landform.
2. Street edges will be buffered by enhanced landscaped areas and access points will be designed to provide project entry emphasis.
3. All commercial uses within a shopping complex will be linked with sidewalks for pedestrian use. Internal commercial sidewalks will connect with the street sidewalk as well. Crosswalks will be identified with changes in paving materials, signs, or paint striping.
4. Bicyclists will be accommodated by providing bike racks within public view but away from pedestrian circulation routes.
5. Overall continuity of pedestrian movement and “active” shopping, eating and sitting areas is encouraged. Long distances between buildings will be avoided and a pedestrian scale, especially at the ground floor level, will be maintained.
6. Storefronts and entrances will relate to both parking and pedestrian/greenspace wherever possible. Outdoor dining and seating are encouraged.
7. There will be a continuity of building design by maintaining consistency in horizontal elements, such as rooftops, cornices and parapets and maintenance of a proportional scale and rhythm in vertical elements.
8. Building signage will be integrated into the building design where appropriate. Freestanding signs will be of compatible design, materials, and colors.
9. Freestanding buildings will complement and be comparable with main buildings in color, material and architectural style.
10. Roof proportions and overhangs will be incorporated as a response to energy and climate concerns.
11. Lighting will match the scale of the building and not impact adjacent properties. Special consideration for lighting is necessary when adjacent to residential properties.
12. Mechanical equipment, whether ground level or roof-mounted, will be screened from public view by means of walls, parapets, and/or landscaping.
13. The visual impact of parking areas will be reduced by landscaping and planter islands.
14. Non-residential and multi-family residential uses will be buffered from single family residential uses by a landscaped buffer. Landscaped buffers will contain one (1) tree and three (3) shrubs for every fifteen (15) feet. Trees will be a minimum of 24” and shrubs will be a minimum of five (5) gallons.
15. The use of asphaltic shingles, wooden shake singles and exposed untreated metal as roof material is prohibited.
16. Service entryways will be oriented away from roadways where feasible.
17. Freestanding canopies are prohibited.

18. Exterior paint colors will not exceed a light reflecting value of forty percent (40%).

B. Single-Family Residential

1. Adjacent lot widths and minimum setbacks will be as varied as possible.
2. A variety of garage placements will be used, including side entry garages.
3. Garages for three cars that have the third portion offset from the other two are encouraged.
4. The use of porches will be encouraged.
5. Creative xeriscape landscape packages for front yards will be encouraged.
6. Lots adjacent to common open space shall use view fences.
7. All A/C units will be ground mounted.
8. A variety of architectural styles will be used.
9. Multiple building elevations, home colors and roofing choices shall be encouraged.
10. Exterior paint colors will not exceed a light reflecting value of forty percent (40%).
11. All homes in the R1-43, Custom Lots, category will be limited to single story.
12. A maximum of one third of the homes in the R1-18 area, Semi-Custom Lots, will be two story.
13. All R1-43 lots will have established building lines and utilize individual building plans.
14. Any elevation on any residential unit visible from collector roads, open space and/or common areas will include architectural embellishments and enhanced features.
15. Covenants Conditions and Restrictions (CC&Rs) shall be submitted prior to preliminary plat approval and shall include Design Guidelines for all residential units within the project.
16. The same house plan may be placed on adjacent lots or directly across the street from one another only if the house elevation contrasts from one lot to the next to create streetscape diversity.
17. Each parcel will have a minimum of three (3) house plans with a minimum of two (2) styles of roof tile for each plan, except custom homes.

Figures 11 and 12 provide sample elevations of homes that may be built in *Cibola Vista*, which do not represent the totality of product type allowed. The photographs illustrate a level of quality that is expected in *Cibola Vista*. The actual homes may vary from what is provided within this P.A.D.

C. Multi-Family Residential

Multi-Family shall conform to the requirements for multi-family residential developments as detailed in the City of Peoria Zoning Ordinance, Peoria Community Design guidelines, and other applicable regulations, unless modified herein.

1. Building types may include contemporary, transitional, and historic Santa Barbara styles
2. Buildings should include a shared vocabulary or arched openings, stucco façades, clay roof elements, and attention to material detail
3. Each building may have its own identity while ensuring that the overall community collectively tells a layered architectural story
4. Exterior paint colors and materials shall generally utilize finishes with a Light Reflectance Value (LRV) of forty percent (40%) or less. However, to allow design flexibility and architectural variation, up to fifty percent (50%) of the building's facades within a project may incorporate exterior materials with an LRV greater than forty percent (40%), so long as materials fall within a "Light" (40-80 LRV) range values and not "White and/or Highly Reflective" (80+) range value.

D. Signage

1. Signage graphics will stress clarity and directness of the intended message.
2. Signage will be restrained in character and no larger than necessary for adequate identification.
3. Color schemes for signage will be related to other signs, graphics and color schemes.
4. An effort will be made to achieve consistency between building style and sign design. Signage will be complementary to the exterior treatment of the building or location identified.
5. Pole signs are prohibited.
6. All free-standing signs will be monument type.
7. Signs within the commercial area will be consistent with the Lake Pleasant Parkway Plan and will not exceed twelve (12) feet in height for single users and forty-eight (48) square feet in area. Multi-user signs will not exceed fourteen feet (14) in height and seventy-two (72) square feet in area. Heights are measured from adjacent grade.
8. Monument signs will have a landscape area adjacent to the base.

E. Outdoor Lighting

1. All outdoor lighting will conform to the City of Peoria and the Lake Pleasant Parkway Corridor Specific Area Plan requirements.
2. All outdoor lighting devices in excess of 150 watts will be properly filtered and shielded. Neon lighting visible from the street right of way is prohibited.

3. Fixtures utilizing metal halide as its light source will not exceed twenty (20) feet.
4. All exterior lighting fixtures within 150 feet of a single-family residential district shall not exceed twenty (20) feet in height.

14. Slope Analysis

Cibola Vista is relatively flat with slopes on the site occurring primarily within the 0-5% range. There is one small area totaling 2 acres located in the southeastern portion of the site that falls within the 5-9% category, which represents the steepest slopes within the project boundary. This is less than the 10% slope threshold identified in the Hillside Ordinance.

15. Infrastructure/Utilities

The following is a list of utility providers for the project:

Water:	City of Peoria
Sewer:	City of Peoria
Electric:	Arizona Public Service
Gas:	Southwest Gas

A. Grading/Drainage

The existing major wash corridors will convey offsite flows through the project site. Some disturbance may be required on either side of these washes to provide adequate conveyance capacity. Stormwater retention or detention in accordance with City of Peoria ordinance requirements will be provided within open space components and will be approved by the City Engineering Department during platting or applicable site plan review process.

B. Water

Water lines will be reviewed during the Preliminary Plat or Site Plan process in accordance with current City of Peoria Ordinance Requirements and Standards. In accordance with City of Peoria policy, a redundant ground water source will also be required for the project.

C. Sewer

Wastewater and sewers will be reviewed during the Preliminary Plat or Site Plan process in accordance with current City of Peoria Ordinance Requirements and Standards. A development agreement between the developers within the Lake Pleasant Parkway wastewater collection area and the City may provide "developer subsidized" funds for the construction of the wastewater collection system with a time frame for partial reimbursement by the city. This will warrant further discussion with the City of Peoria and the Arizona Department of Environmental Quality (ADEQ).

D. Electric Power/ Natural Gas

Electricity to the site will be provided by APS, and natural gas will be provided by Southwest Gas.

16. Stipulations of Approval from Ordinance 01-14

1. Development shall be in compliance with the modified Cibola Vista P.A.D. Standards and Guidelines Report dated (revised) March 05, 2005 (Figure 3b).
2. The developer will provide a Native Plant Inventory/Narrative for all native vegetation on Site and provide a relocation and salvage plan.
3. The developer will resolve all wash and associated flood plain issues prior to Preliminary Plat approval.
4. The developer will provide all interim and ultimate road improvements as determined by the City Engineer/Public Works Director.
5. The Water and Wastewater System will be owned and operated by the City of Peoria. All infrastructure and water sources will be developed and dedicated to the City of Peoria at no cost to the City.
6. The City of Peoria will retain exclusive rights to all wastewater effluent.
7. All water and sewer infrastructure shall conform to the City's minimum standards and shall be consistent with the City's current Water and Wastewater Master Plans. The developer will be required to provide all infrastructure necessary for water and wastewater service within the development including, but not limited to water lines and appurtenances, water booster facilities, water storage reservoirs, water production sources, and wastewater collection systems.
8. The Preliminary Plat shall note that a redundant water supply is required for this development.
9. All public water and sewer lines shall be located in easements dedicated for that use and shall comply with the City's minimum requirements. Easements shall be dedicated at no cost to the City.
10. The Water and Wastewater Analysis Report shall be prepared and modified to the satisfaction of the Utilities Director and in compliance comply with the City rules, regulations, requirements, ordinances, and Master Plans and shall be submitted to and approved by the Utilities Director prior to preliminary plat approval.
11. The applicant shall comply with stipulations as set forth by the attached applicant-imposed stipulations (attachment). A district standards table shall be included on all preliminary plats.
 - A. Building envelopes will be designated on all lots within the R1-43 zoned area of *Cibola Vista* (the Project) at the time of preliminary platting.
 - B. All lighting shall comply with the City of Peoria Lighting Ordinance requirements and shall be directed down and away from adjacent residential uses.
 - C. The construction, improvement, or other development of any portion of the Project shall be subject to all the design guidelines set forth in the P.A.D. document to ensure diversity of design and to limit incompatibility with surrounding

development.

- D. On-site trails will be specifically located at the time of preliminary plat approval. Trails shall connect with any proposed and adjacent off-site trails and these connection locations shall be determined at the time of preliminary plat approval. Trails cross sections will conform to city of Peoria requirements.
- E. Any signs located within the Lake Pleasant Parkway Corridor Specific Area Plan area shall conform with the guidelines and recommendations contained in said Plan and shall meet all other applicable requirements of the City of Peoria Zoning Ordinance
- F. All drainage infrastructure shall be in accordance with the approved Master Drainage Plan, amended as required by the Public Works Director and approved prior to submittal of the first preliminary subdivision plat within the Project.
- G. All roadway infrastructure shall be in accordance with the approved Master Circulation Plan, amended as required by the Public Works Director and approved prior to submittal of the first preliminary subdivision plat within the Project.
- H. Thirty feet (30') of right-of-way shall be dedicated along *the* Project's Jomax Road frontage, from the westernmost property line to *Cibola Vista* Drive.
- I. Twenty-five feet (25') of right-of-way shall be dedicated along the project's Jomax Road frontage, from *Cibola Vista* Drive to the easternmost edge of the project.
- J. Seventy-five (75') of right-of-way shall be dedicated along the project's Lake Pleasant Road frontage.
- K. Sixty feet (60') of right-of-way shall be dedicated for *Cibola Vista* Drive.
- L. Seventy feet (70') of right-of-way shall be dedicated along the future on-site section Pinnacle Vista Drive.
- M. Fifty feet (50') of right-of-way shall be dedicated along all internal, public streets unless otherwise stipulated.
- N. Jomax Road shall be improved from Lake Pleasant Road to *Cibola Vista* Drive to modified minor collector street standards, approved by the Public Works Director, and prior to the occupancy of the first dwelling unit.
- O. Jomax Road shall be improved from *Cibola Vista* Drive to 92nd Avenue to modified rural local street standards, approved by the Public Works Director, and prior to occupancy of the first dwelling unit.
- P. Jomax Road shall be improved from 92nd Avenue to the easternmost edge of the Project only to the extent necessary to meet the City's all weather surface street standards for emerging vehicular access and prior to occupancy of the first dwelling unit.
- Q. *Cibola Vista* Drive shall be constructed to modified minor collector street standards, approved by the Public Works Director, and prior to occupancy of the first dwelling unit.

- R. A raised landscape median, designed to discourage vehicular travel from *Cibola Vista* Drive to the residential area south of the project, shall be constructed at the southeast corner of Jomax Road and *Cibola Vista* Drive as approved by the Public Works Director.
- S. A secondary route shall be constructed between *Cibola Vista* and Lake Pleasant Road to the City's all weather surface street standards for vehicular access, and prior to occupancy of the first dwelling unit. This route is for emergency access and shall remain in place until such time as Pinnacle Vista Drive is constructed and open to vehicular traffic.
- T. Pinnacle Vista Drive shall be constructed to modified commercial/industrial/multi-family collector street standards, as approved by the Public Works Director, and prior to any development west of the primary wash bisecting the Project from north to south.
- U. All internal public streets shall be constructed to modified local residential street standards, except as stated elsewhere in these stipulations.
- V. A deceleration lane shall be constructed along the east side of Lake Pleasant Road to serve northbound to eastbound right turn traffic at the intersection of Lake Pleasant and Jomax Roads.
- W. A deceleration lane shall be constructed along the east side of Lake Pleasant Road to serve northbound to eastbound right turn traffic at the intersection of Lake Pleasant Road and Pinnacle Vista Drive.
- X. A deceleration lane shall be constructed along the east side of Lake Pleasant Road, at each project access point to serve northbound to eastbound right turn traffic at the respective access point, except as stipulated otherwise.
- Y. Prior to issuance of a certificate of occupancy for any commercial development within the Project and subject to any applicable impact fee credit or reimbursement, Lake Pleasant Road will be improved to parkway standards as necessary to provide forty-three feet (43') of pavement, east of the centerline, within the limits of the Project's Lake Pleasant Road frontage and appropriate pavement width transition areas to the north and south of the frontage improvements.
- Z. Financial assurance for the ultimate improvements of Lake Pleasant Road shall be provided by a bond, a letter of credit, or other alternative method of assurance permitted by the City, at the time of each final plat approval. The amount of bond, letter of credit, or alternative method of assurance permitted by the City shall be in proportion to the number of residential lots within such plat to the total number of residential lots within the Project.
- AA. A traffic signal warrant analysis shall be conducted for the intersection of Lake Pleasant and Jomax Road, and the results submitted to and approved by the Public Works Director prior to the occupancy of the 350th dwelling unit unless a signal has already been installed by this time.

- BB. A traffic signal warrant analysis shall be conducted for the intersection of Lake Pleasant Road and Pinnacle Vista Drive, and the results submitted to and approved by the Public Works Director prior to the issuance of a certificate of occupancy of any commercial development unless a signal has already been installed by this time. If a signal warrant analysis is required and a signal is warranted, the developer shall install the signal and shall be entitled to any applicable impact fee credit or reimbursement from any other benefited property owner. If a signal has been installed prior to the issuance of certificate of occupancy of any commercial development and a traffic signal warrant analysis is not required, the developer shall pay one-half of the signal cost prior to issuance of certificate of occupancy for any commercial development.
- CC. All homes, which abut the southern property line of the Project, will be limited to one story.
- DD. Development within the C-2 Commercial/Resort zoning shall not exceed four (4) stories in height and in no event shall exceed forty-eight (48) feet in height.
- EE. A decorative wall of no more than six feet (6') in height shall be constructed along the northern right of way of Jomax Road. The wall shall follow the contours of the land. In addition to the wall, landscaping and berms should be used to screen the development from the neighbors to the south.
- FF. Billboards along Jomax Road are prohibited.
- GG. A notice of any preliminary plat approval request or site plan approval request shall be mailed at least fifteen (15) days prior to the Planning and Zoning Commission hearing on such request to each owner of property, as last disclosed by Maricopa County Assessor's records, situated wholly or partly within three hundred (300) feet of the property to which such preliminary plat or site plan relates. The foregoing notwithstanding, notice required herein shall also be given to all property owners adjacent to and south of *Cibola Vista* at least fifteen (15) days prior to any public hearing before the Planning and Zoning Commission for such preliminary plat or site plan approval.
- HH. The developer shall dedicate prior to the recordation of the first final plat for *Cibola Vista* twenty (20) feet of right of way along the western boundary of the *Cibola Vista* property, from Jomax Road to the southeast corner of the northernmost lot west of *Cibola Vista* and south of the Pinnacle Vista Drive alignment.
- II. As part of the first phase of development, the developer shall construct a thirty (30) foot wide return style driveway on the north side of Jomax Road, centered on the 95th Avenue centerline as approved by the Public Works Director.
12. The applicant shall revise the P.A.D. Standards and Guidelines Report prior to City Council consideration of the zoning case to incorporate the conditions of approval, modified land use plan and revised P.A.D. language.

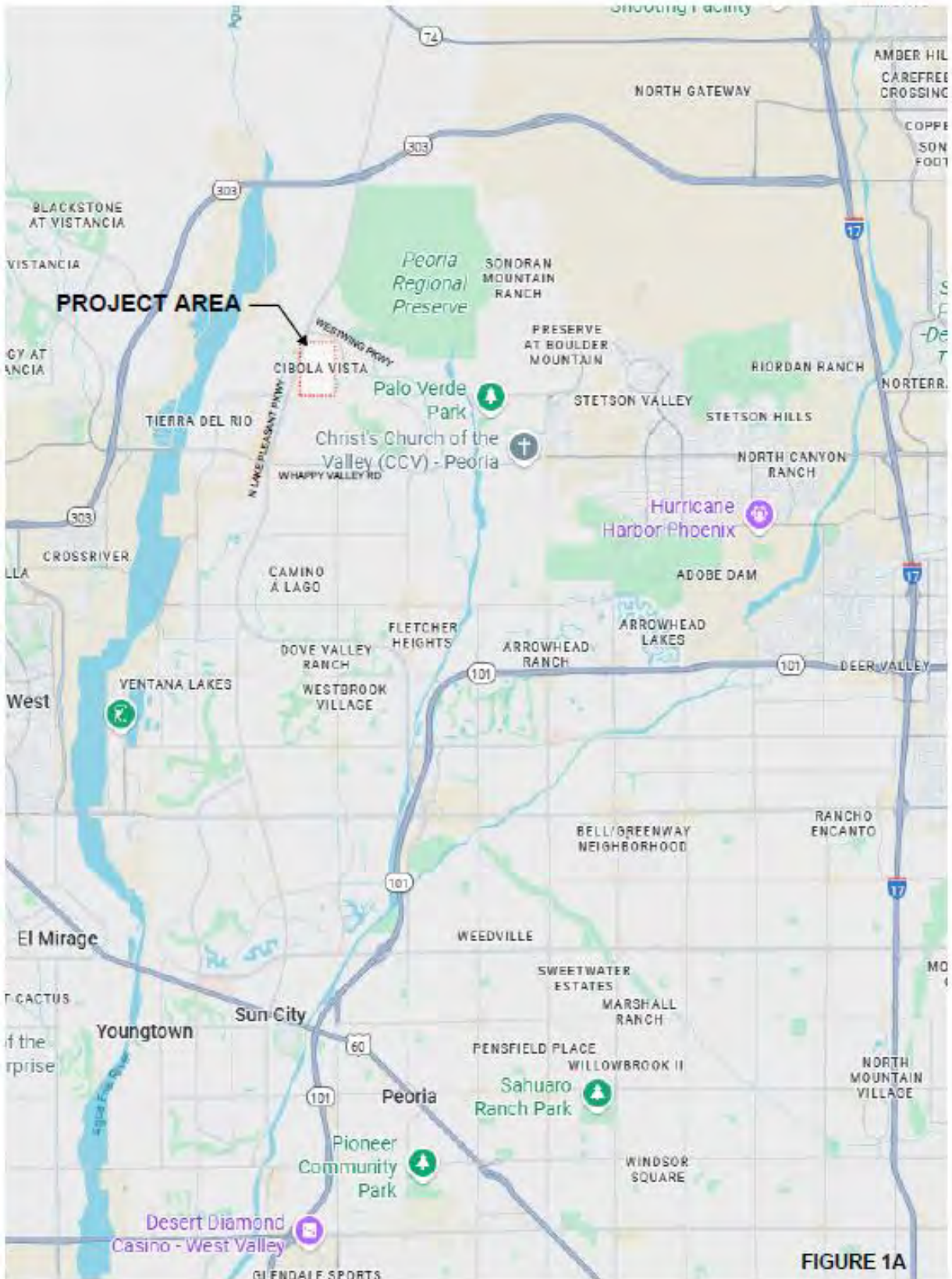


FIGURE 1A

Figure 1A- Vicinity Map





Figure 1B - Enlarged Vicinity Map



Figure 2 - Site Analysis / Existing Conditions



Figure 3 - Proposed Land Use Map



Figure 4 - Phasing Plan

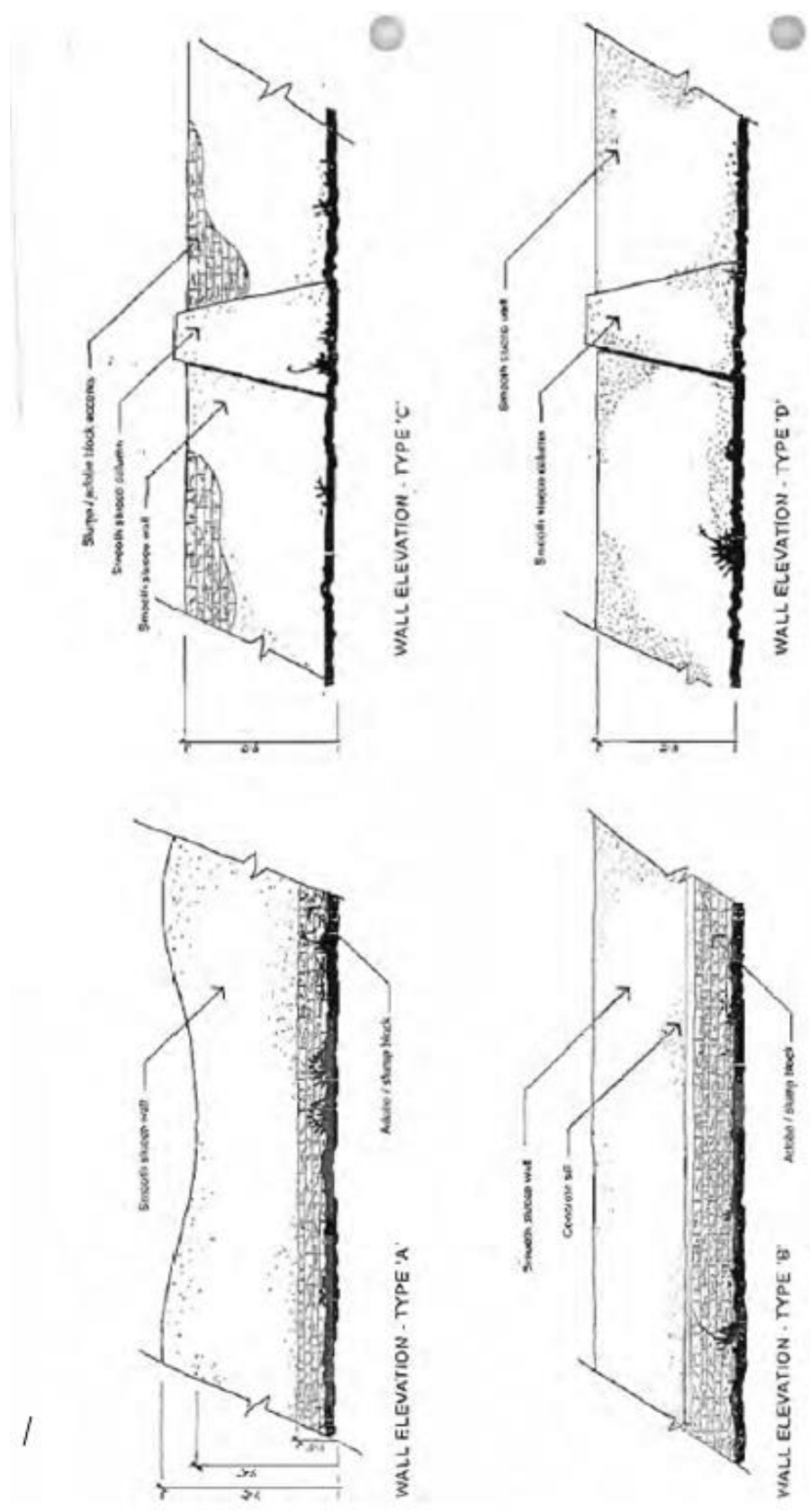
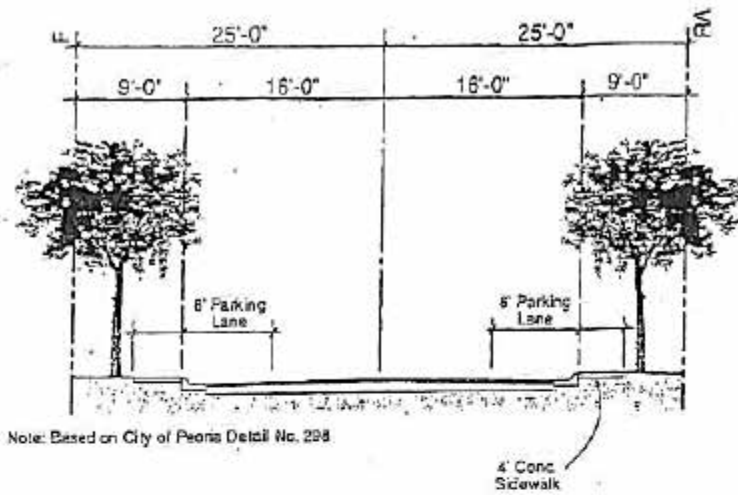
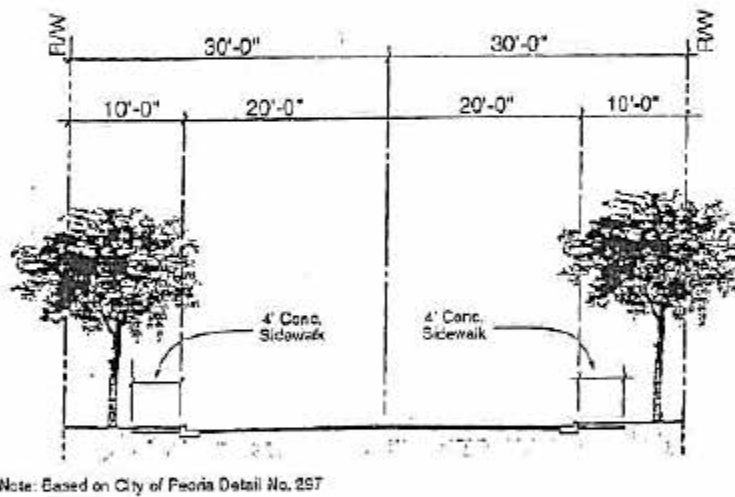


Figure 5 - Wall Elevations



LOCAL



COLLECTOR

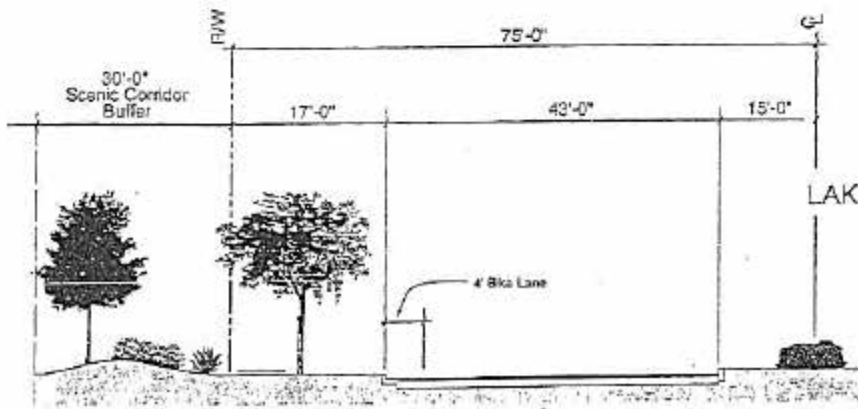


Figure 6 - Street Cross Sections

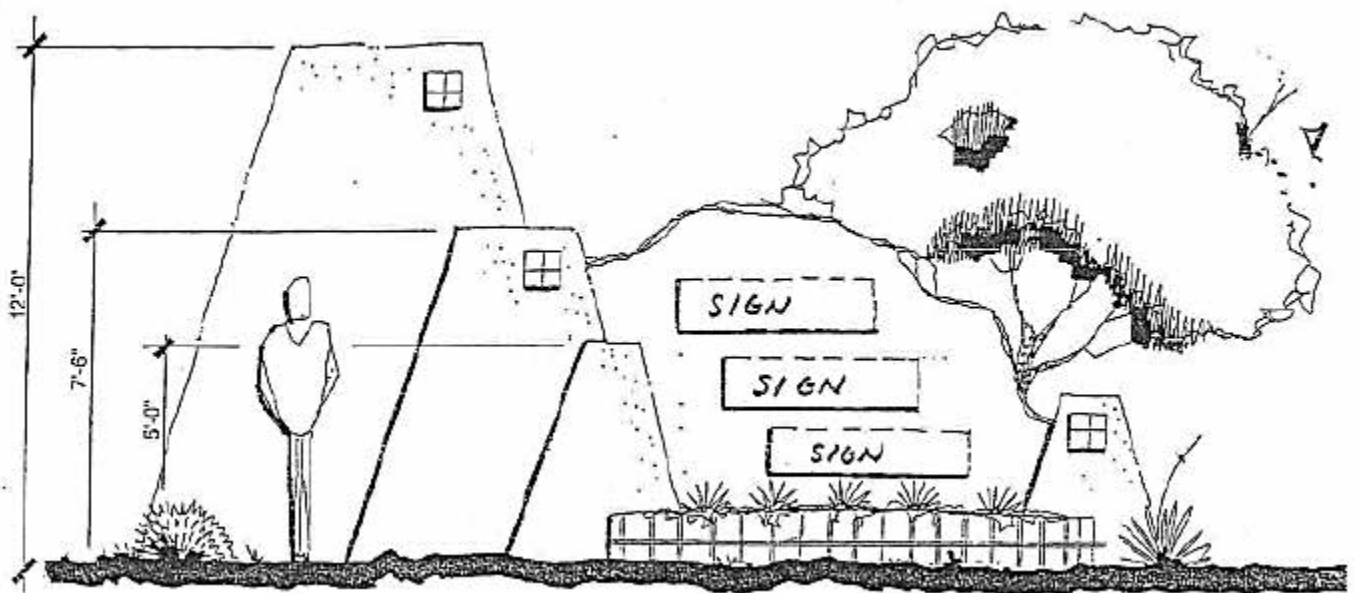
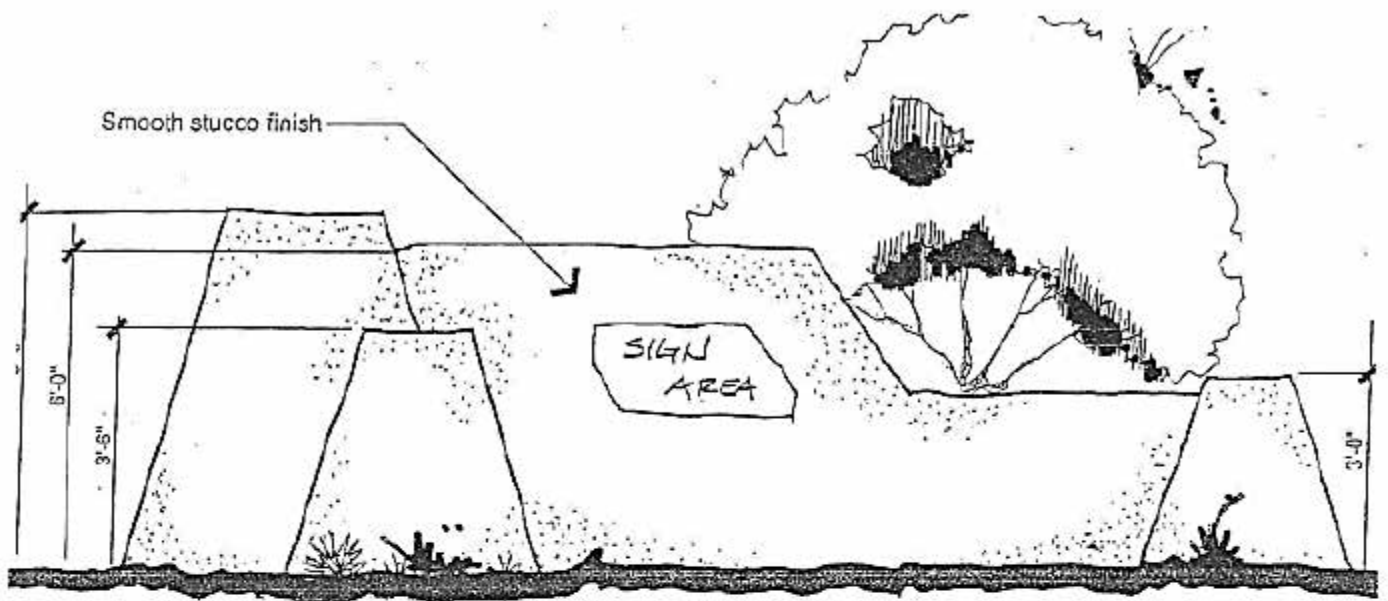
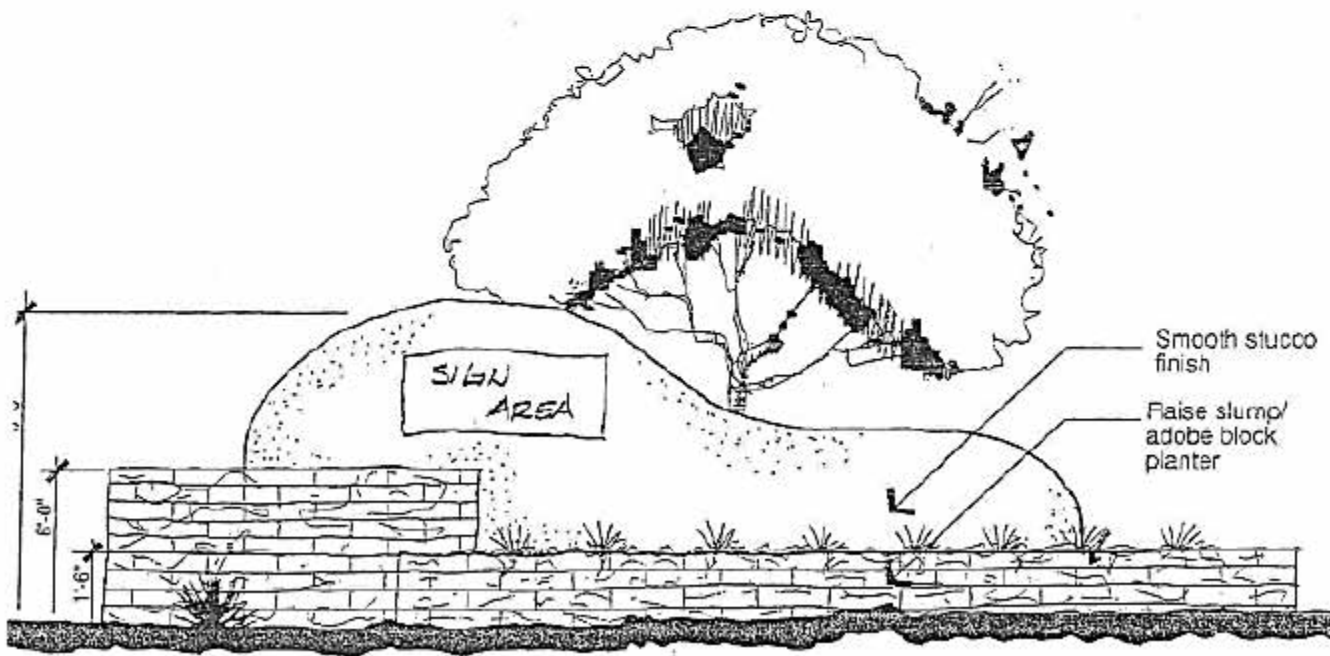


Figure 7 - Retail Entry Treatment



RESIDENTIAL ENTRY SIGN 'A'



RESIDENTIAL ENTRY SIGN 'B'

Figure 8 - Residential Entry Treatment

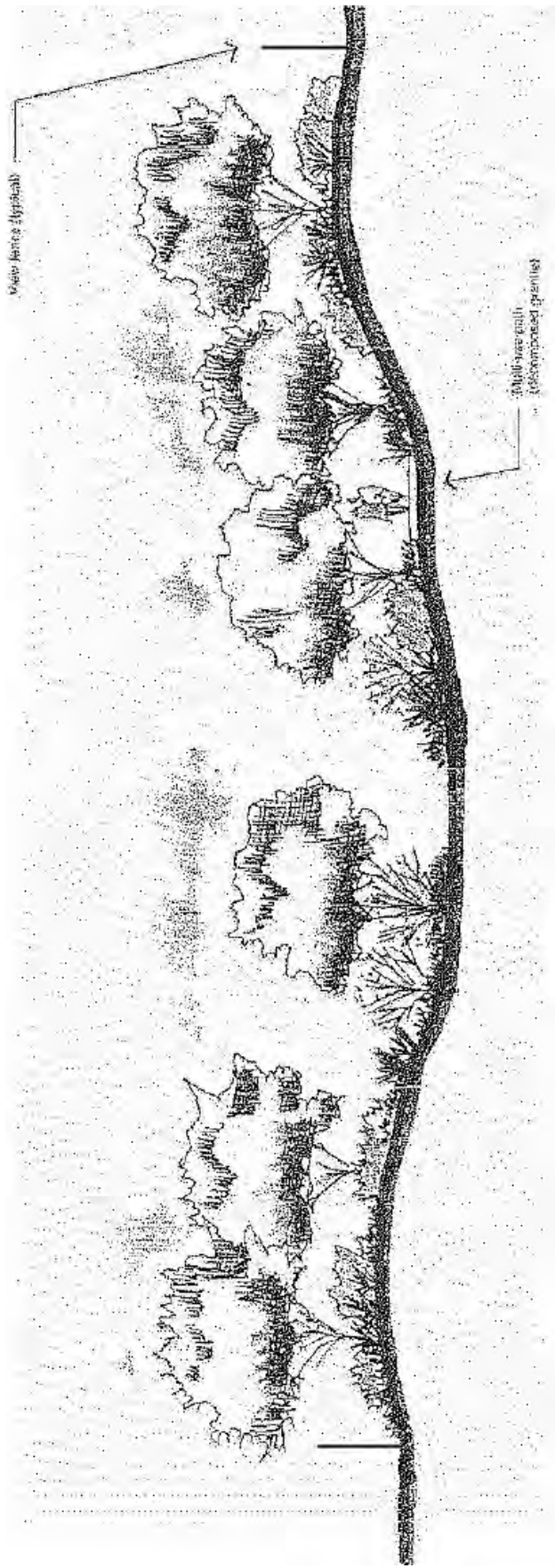


Figure 9 - Wash Section

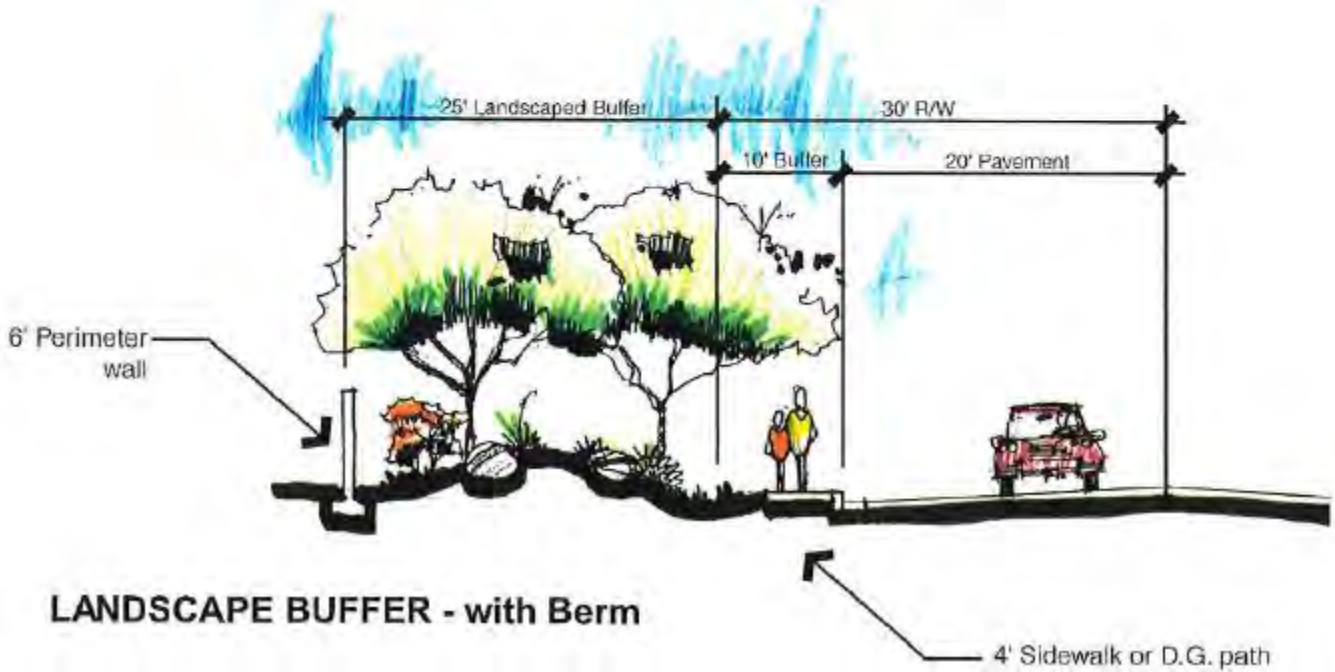
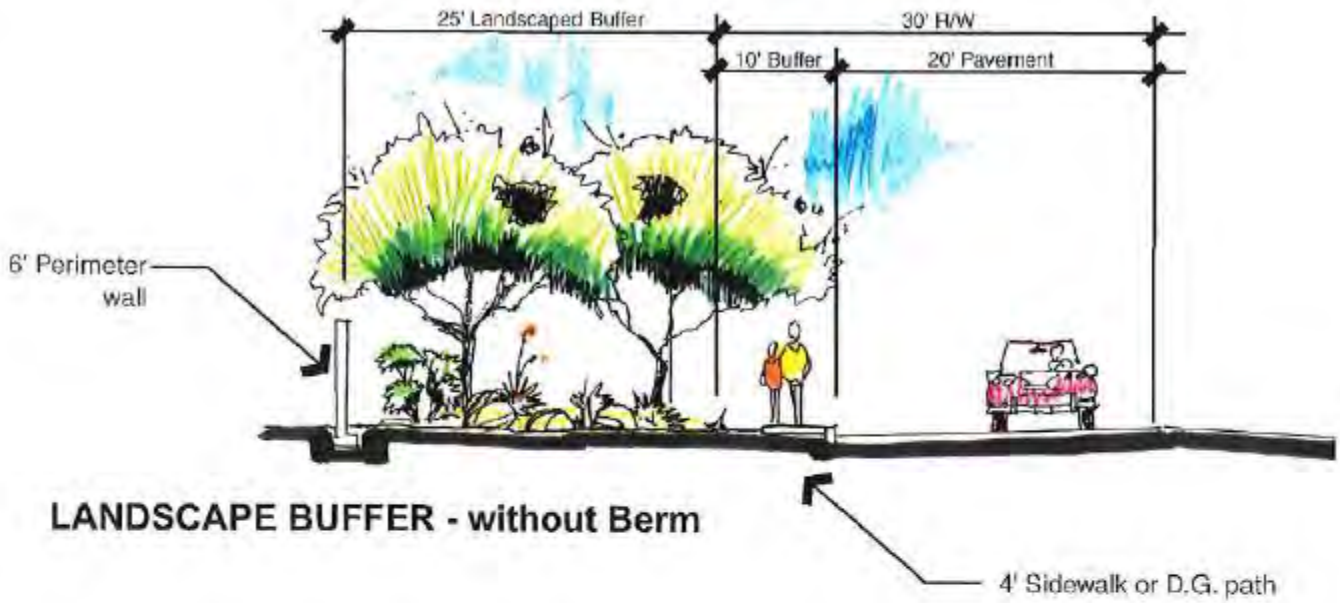


Figure 10 - Jomax Road Landscape Buffer



Figure 11- Residential Examples



Figure 12 - Residential Examples

Plant Palette and Corresponding Uses	Landscaped Open Space	Washes **	Buffer Trail / Landscape Setbacks	Street R.O.W. **	Entries
Trees					
Acacia farnesiana (Sweet Acacia)					
Acacia constricta (Mescal Acacia)					
Cercidium floridum (Blue Palo Verde)					
Cercidium microphyllum (Littleleaf Palo Verde)					
Cercidium praecox (Sonoran Palo Verde)					
Chilopsis linearis (Desert Willow)					
Lysiloma spp. (Feather Bush)					
Pithecellobium spp. (Texas Ebony)					
Prosopis chilensis (Chilean Mesquite)					
Prosopis glandulosa (Native Mesquite)					
Sophora secundiflora (Texas Mountain Laurel)					
Ulmus parvifolia 'Sempervirena' (Chinese Elm)					
Shrubs					
Ambrosia deltoidea (Triangle Bursage)					
Buddleja marrubiifolia (Wooly Butterfly Bush)					
Caesalpinia spp. (Desert Bird of Paradise)					
Calliandra californica (Fairy Duster)					
Convolvulus cneorum (Bush Morning Glory)					
Cordia parvifolia (Littleleaf Cordia)					
Dalea spp. (Dalea)					
Dodonaea spp. (Hop Bush)					
Encelia spp. (Brittlebush)					
Justicia spp. (Chuparosa)					
Lantana camera (Lantana)					
Leucophyllum spp. (Texas Ranger)					
Ruellia californica (Ruellia)					
Ruellia peninsularis (Desert Ruellia)					
Salvia spp. (shrub type only)					
Simmondsia chinensis (Jojoba)					

Figure 13 - Plant Palette

Plant Palette and Corresponding Uses	Landscaped Open Space	Washes **	Buffer Trail / Landscape Setbacks	Street R.O.W. **	Entries
Groundcovers / Herbaceous Plants					
Asclepias subulata (Desert Millaway)					
Carpobrotus edulis (Ice Plant)					
Cephalophyllum spp. (Spike Ice Plant)					
Convolvulus mauritanicus (Ground Morning Glory)					
Cynodon dactylon 'midiron' (Lawn – Bermuda Grass)					
Dalea spp. (Smoke Bush)					
Gaillardia pulchella (Gaillardia)					
Gazania spp. (Gazania)					
Lantana spp. (Lantana)					
Linum lewisii (Flax)					
Lupinus succulentus (Lupine)					
Malephora crocea (Iceplant)					
Oenothera berlandieri (Mexican Evening Primrose)					
Salvia chamaedryoides (Sage)					
Salvia farinacea (Sage)					
Sphaeralcea spp. (Desert Mallow)					
Tagetes lemmonii (Marigold)					
Verbena peruviana (Verbena)					
Accent Plants					
Agave spp. (Agave)					
Aristida purpurea (Purple Threeawn)					
Cacti spp. (Cacti)					
Dasyliirion spp. (Desert Spoon)					
Hesperaloe parviflora (Red Yucca)					
Ocotillo (Ocotillo)					
Yucca spp. (Yucca)					
Annuals / Perennials					
Dyssodia pentachaeta (Daisy)					
Eschscholzia mexicana (Mexican Poppy)					
Lupinus densiflorus (Lupine)					
Lupinus sparsiflorus (Lupine)					
Melampodium leucanthum (Blackfoot Daisy)					
Penstemon spp. (Penstemon)					
Tagetes spp. (Marigold)					
Zinnia acerosa (Zinnia)					
Zinnia grandiflora (Zinnia)					

Figure 13 Cont.

PARCEL NO. 1:

The North half of the South half of the Northeast quarter of Section 33, Township 5 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPTING and RESERVING, unto FRANCIS NORWOOD BARD, AKA FRANCIS N. BARD, AKA F.N. BARD and PHOEBE M. BARD, his wife, an undivided one-half interest in and to all the oil, gas, minerals and other materials which will or may be determined to be peculiarly essential to the production of fissionable materials, as set forth in Deed recorded in Docket 1887, page 549.

PARCEL NO.2:

The South half of the South half of the Northeast quarter of Section 33, Township 5 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona:

EXCEPTING and RESERVING, unto FRANCIS NORWOOD BARD, AKA FRANCIS N. BARD, AKA F.N. BARD and PHOEBE M. BARD, his wife, an undivided one-half interest in and to all the oil, gas, minerals and other materials which will or may be determined to particularly essential to the production of fissionable materials, as set forth in Deed recorded in Docket 1887, page 549.

PARCEL NO.3:

The North half of the Southeast quarter of Section 33, Township 5 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL NO.4:

The South half of the Southeast quarter of Section 33, Township 5 North, Range 1 East of the Gila and Salt River and Meridian, Maricopa County, Arizona.

NEW BOUNDARIES INCLUDE THE ADDITIONAL PARCELS OF THE NEWLY PURCHASED HAUGHT PROPERTY (PARCEL 10A & 10B) DESCRIBED BELOW

LEGAL DESCRIPTION

NORTH HAUGHT PROPERTY

A portion of the southwest quarter of Section 33, Township 5 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at a nail in a 6" wood post found at the center of said Section 33, thence South $00^{\circ}10'29''$ West, along the east line of the southwest quarter of said Section 33, a distance of 594.61 feet;

Thence North $72^{\circ}38'10''$ West, a distance of 161.33 feet;

Thence South $62^{\circ}21'50''$ West, a distance of 101.82 feet to a point on a line which is 33.0 feet east of and parallel with the centerline of Lake Pleasant Road;

Thence North $17^{\circ}21'50''$ East, along said parallel line, a distance of 621.84 feet, to a point on the north line of the southwest quarter of said Section 33;

Thence North $89^{\circ}49'28''$ East, along said north line, a distance of 60.41 feet, to the POINT OF BEGINNING.

Said parcel containing 1.94 acres, more or less.

LEGAL DESCRIPTION

BALANCE NORTH HAUGHT PROPERTY

A portion of the southwest quarter of Section 33, Township 5 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at a nail in a 6" wood post found at the center of said Section 33, thence South $00^{\circ}10'29''$ West, along the east line of the southwest quarter of said Section 33, a distance of 510.87 feet;

Thence North $72^{\circ}38'10''$ West, a distance of 136.58 feet;

Thence North $27^{\circ}38'10''$ West, a distance of 101.82 feet to a point on a line which is 33.0 feet east of and parallel with the centerline of Lake Pleasant Road;

Thence North 17°21'50" East, along said parallel line, a distance of 397.84 feet, to a point on the north line of the southwest quarter of said Section 33;

Thence North 89°49'28" East, along said north line, a distance of 60.41 feet to the POINT OF BEGINNING.

Said parcel containing 1.42 acres, more or less.

LEGAL DESCRIPTION

SOUTH REMAINDER HAUGHT PROPERTY

A portion of the southwest quarter of Section 33, Township 5 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at a nail in a 6" wood post found at the center of said Section 33, thence South 00°10'29" West, along the east line of the southwest quarter of said Section 33, a distance of 594.61 feet, to the TRUE POINT OF BEGINNING;

Thence South 00°10'29" West, continuing along said east line, a distance of 194.00 feet;

Thence North 72°38'10" West, a distance of 290.66 feet to a point on a line which is 33.0 feet east of and parallel with the centerline of Lake Pleasant Road;

Thence North 17°21'50" East, along said parallel line, a distance of 113.34 feet;

Thence North 62°21'50" East, a distance of 101.82 feet;

Thence South 72°38'10" East, a distance of 161.33 feet, to the TRUE POINT OF BEGINNING.

Said parcel containing 1.06 acres, more or less.

LEGAL DESCRIPTION

BALANCE OF PAD AREA

BEGINNING AT THE CENTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA:

THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 33, A DISTANCE OF 788.61 FEET;

THENCE NORTH 72 DEGREES 48 MINUTES 40 SECONDS WEST, A DISTANCE OF 290.66 FEET TO THE EASTERLY RIGHT OF WAY LINE OF LAKE PLEASANT ROAD;

THENCE NORTH 17 DEGREES 11 MINUTES 20 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 735.5-1 FEET TO THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 33;

THENCE NORTH 89 DEGREES 38 MINUTES 52 SECONDS EAST, ALONG SAID NORTH LINE OF THE SOUTHWEST ONE QUARTER A DISTANCE OF 60.30 FEET TO THE POINT OF BEGINNING;

EXCEPT THE WEST 22 FEET FOR ROADWAY PURPOSES; AND

EXCEPT ANY PORTION THEREOF LYING WITHIN EITHER OF THE TWO (2) FOLLOWING EXCEPTION PARCELS:

EXCEPTION PARCEL NO.1:

That portion of the parcel described in the Maricopa County recorder's Office Document No. 91-341956, located in Section 33, Township 5 North, Range 1 East of the Gila and Salt River Meridian, being 20.00 feet wide and lying northwesterly to the following described RIGHT OF WAY line:

LINE DESCRIPTION:

Commencing at a brass cap, stamped with R.I.S. 6177, marking the Southwest Corner of Section 33, Township 5 North, Range 1 East, of the Gila and Salt River Meridian, from which a brass cap, marking the West Quarter corner of said Section 33, bears North 01°26'14" West, 2636.47 feet;

Thence South 89°58'01" East, 2307.85 feet, along the south line of said Section 33 to the POINT OF BEGINNING;

Thence North 00°01'59" East, 50.00 feet to a line parallel with and 50.00 feet measured perpendicular northerly to the south line of said Section 33;

Thence North 89°58'01" West, 468.90 feet, along said parallel line to a line parallel with and 75.00 feet measured perpendicular southeasterly to the existing right of way centerline of Lake Pleasant Road, as shown on the unrecorded Record of Survey prepared for the City of Peoria, by TBE Group, Inc., project "LAKE PLEASANT PARKWAY", and sealed on January 8, 2001;

Thence North $17^{\circ}21'30''$ East, 468.66 feet along said line parallel with and 75.00 feet measured perpendicular southeasterly to the existing right of way centerline of Lake Pleasant Road;

Thence South $72^{\circ}38'21''$ East, 10.00 feet to a parallel line with and 85.00 feet measured perpendicular southeasterly to the existing right of way centerline of Lake Pleasant Road:

Thence North $17^{\circ}21'30''$ East, 411.63 feet, along said line parallel with and 85.00 feet measured perpendicular southeasterly to the existing right of way centerline of Lake Pleasant Road;

Thence $72^{\circ}38'30''$ West, 10.00 feet to a line parallel with and 75.00 feet measured perpendicular southeasterly to the said existing right of way centerline of Lake Pleasant Road;

Thence North $17^{\circ}21'30''$ East, 3230.55 feet, along said line parallel with and 75.00 feet measured perpendicular southeasterly to the existing right of way centerline of Lake Pleasant Road;

Thence North $16^{\circ}58'51''$ East, 419.95 feet, continuing along said line parallel with and 75.00 feet measured perpendicular southeasterly to said existing right of way centerline of Lake Pleasant Road;

Thence South $73^{\circ}01'09''$ East, 20.00 feet to a line parallel with and 95.00 feet measured perpendicular southeasterly to the said existing right of way centerline of Lake Pleasant Road;

Thence North $16^{\circ}58'51''$ East, 482.54 feet, along said line parallel with and 95.00 feet measured perpendicular southeasterly to the existing right of way centerline of Lake Pleasant Road;

Thence North $73^{\circ}01'09''$ West, 20.00 feet to a line parallel with and 75.00 feet measured perpendicular southeasterly to the said existing right of way centerline of Lake Pleasant Road;

Thence North $16^{\circ}58'51''$ East, 492.60 feet, along said line parallel with and 75.00 feet measured perpendicular southeasterly to the existing right of way centerline of Lake Pleasant Road, to a tangent curve concentric with and 75.00 feet southeasterly to the existing right of way centerline of Lake Pleasant Road;

Thence 15.87 feet, northerly along said concentric tangent curve concave southeasterly and having a radius of 4508.66 feet and a central angle of $0^{\circ}12'06''$, to the POINT OF TERMINATION on the north line of said Section 33, from which an aluminum cap, marking

the North Quarter corner of said Section 33, bears North 89°31'32"West, 803.65feet, and from which a M.C.D.O.T. brass cap, marking the Northeast corner of said Section 33, bears South 89°31'32"East, 1841.72 feet.

Containing 29,850 square feet, more or less.

EXCEPTION PARCEL NO. 2:

A portion of the southwest quarter of Section 33, Township 5 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at a nail in a 6" wood post found at the center of said Section 33, thence South 00°10'29" West, along the east line of the southwest quarter of said Section 33, a distance of 510.87 feet, to the TRUE POINT OF BEGINNING;

Thence South 00°10'29" West, continuing along said east line, a distance of 83.74 feet;

Thence North 72°38'10" West, a distance of 161.33 feet;

Thence South 62°21'50" West, a distance of 101.82 feet to a point on a line which is 33.0 feet east of and parallel with the centerline of Lake Pleasant Road;

Thence North 17°21'50' East, along said parallel line, a distance of 224.00 feet;

Thence South 27°38'10" East, a distance of 101.82 feet;

Thence South 72°38'10" East, a distance of 136.58 feet, to the TRUE POINT OF BEGINNING.

Said parcel containing 0.52 acres, more or less.

Cibola Vista Multi-Family

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



UNIT MIX & SQUARE FOOTAGES

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

ZONING INFORMATION

Zoning	District	Use
Existing	PAD Resort Commercial 2	Equestrian trail head and corral for open space used by resort guests
Proposed	RM-1	Multi-Family
Zone Lot Size	743,693 GSF	17.07 Acres
Number of Dwelling Units	302 Units 12 Studios, 135 1-Bedrooms, 143 2-Bedrooms, 12 3-Bedrooms	
Max. Lot Coverage	Allowed 40%	Provided 12%
Building Height	Allowed 4 stories / 48'	Provided 4 stories / 48'
Site Density	Allowed 1.88 DU/AC - 23 DU	Provided 17.7 DU/AC = 302 DU
Building Setback	Required	Provided
Front	30'	32'-8" min; varies
Interior Side	20'	20'-1" min; varies
Street Side	30'	n/a
Rear	n/a	n/a
Landscape Buffer	Required	Provided
Street Frontage Area	20'	20'-0" min; varies
Landscaping	Required	Provided
	20% = 148,739 SF	26.7% = 198,690 SF
Parking and Loading	Required	Provided
Standard Stall Dimensions	9.5' x 20'	9.5' x 20'
	9.5' x 18' (see note)	9.5' x 18'
Parking Quantities	Required	Provided
Studio	1 stall / unit	12
1 Bedroom	1.5 stalls / unit	202.5
2 Bedroom	2 stalls / unit	286
3 Bedroom	2 stalls / unit	24
Guest Parking	1 stall / 10 units	30.2
TOTAL	555	557 stalls

LEGAL DESCRIPTION

APN NUMBER
201-40-315

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

SURVEYOR LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
A PORTION OF PARCEL 9A AND 9B OF THE MASTER FINAL PLAT FOR CIBOLA VISTA AS RECORDED IN BOOK 653 OF MAPS, PAGE 33, MARICOPA COUNTY RECORDS, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND 3 INCH CITY OF PEORIA BRASS CAP FLUSH ACCEPTED AS THE SOUTH QUARTER CORNER OF SAID SECTION 33 FROM WHICH A FOUND 2 INCH MARICOPA COUNTY ALUMINUM CAP ACCEPTED AS THE SOUTHEAST CORNER THEREOF BEARS SOUTH 89°58'33" EAST, 2657.35 FEET;
THENCE NORTH 00°10'29" EAST, 552.87 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33;
THENCE LEAVING SAID WEST LINE, SOUTH 89°49'31" EAST, 20.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 9B ALSO BEING THE POINT OF BEGINNING;
THENCE NORTH 00°10'29" EAST, 1335.19 FEET ALONG THE WEST LINE OF SAID PARCEL 9B TO THE NORTHWEST CORNER THEREOF ALSO BEING THE SOUTH LINE OF SAID PARCEL 9A;
THENCE NORTH 89°49'31" WEST, 20.00 FEET ALONG THE SOUTH LINE OF SAID PARCEL 9A TO THE SOUTHWEST CORNER OF SAID PARCEL 9A ALSO BEING THE WEST LINE OF SAID SOUTHEAST QUARTER;
THENCE NORTH 00°10'29" EAST, 164.43 FEET ALONG SAID WEST LINE, TO THE SOUTH RIGHT OF WAY LINE OF PINNACLE VISTA DRIVE AS SHOWN ON THE MASTER FINAL PLAT FOR CIBOLA VISTA, RECORDED IN BOOK 653 OF MAPS PAGE 33, MARICOPA COUNTY RECORDS ALSO BEING A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 540.00 FEET, THE CENTER OF WHICH BEARS NORTH 16°01'55" EAST;
THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY AND CURVE, THROUGH A CENTRAL ANGLE OF 76°41'10", AN ARC LENGTH OF 722.75 FEET TO A NON-TANGENT LINE;
THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 60°39'15" EAST, 297.23 FEET TO THE EAST LINE OF SAID PARCEL 9B;
THENCE THE FOLLOWING EIGHT (8) COURSES ALONG SAID EAST LINE:
THENCE SOUTH 00°02'36" WEST, 6.06 FEET;
THENCE SOUTH 27°52'54" WEST, 224.36 FEET;
THENCE SOUTH 20°03'15" WEST, 402.64 FEET;
THENCE SOUTH 25°12'31" WEST, 327.67 FEET;
THENCE SOUTH 44°17'42" WEST, 128.29 FEET;
THENCE SOUTH 17°53'54" WEST, 139.03 FEET;
THENCE SOUTH 39°29'12" WEST, 376.09 FEET;
THENCE LEAVING SAID EAST LINE, SOUTH 00°10'29" WEST, 141.54 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 9B;
THENCE SOUTH 56°03'34" WEST, 131.43 FEET ALONG THE SOUTH LINE OF SAID PARCEL 9B, TO THE POINT OF BEGINNING.

NOT FOR CONSTRUCTION

CASE NUMBER:
SP24-07

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

SITE PLAN SUBMITTAL
08/20/2025

ORIGINAL ISSUE:
08/08/25

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

2025-1648
PROJECT NUMBER

ESG DRAWN BY
ESG CHECKED BY

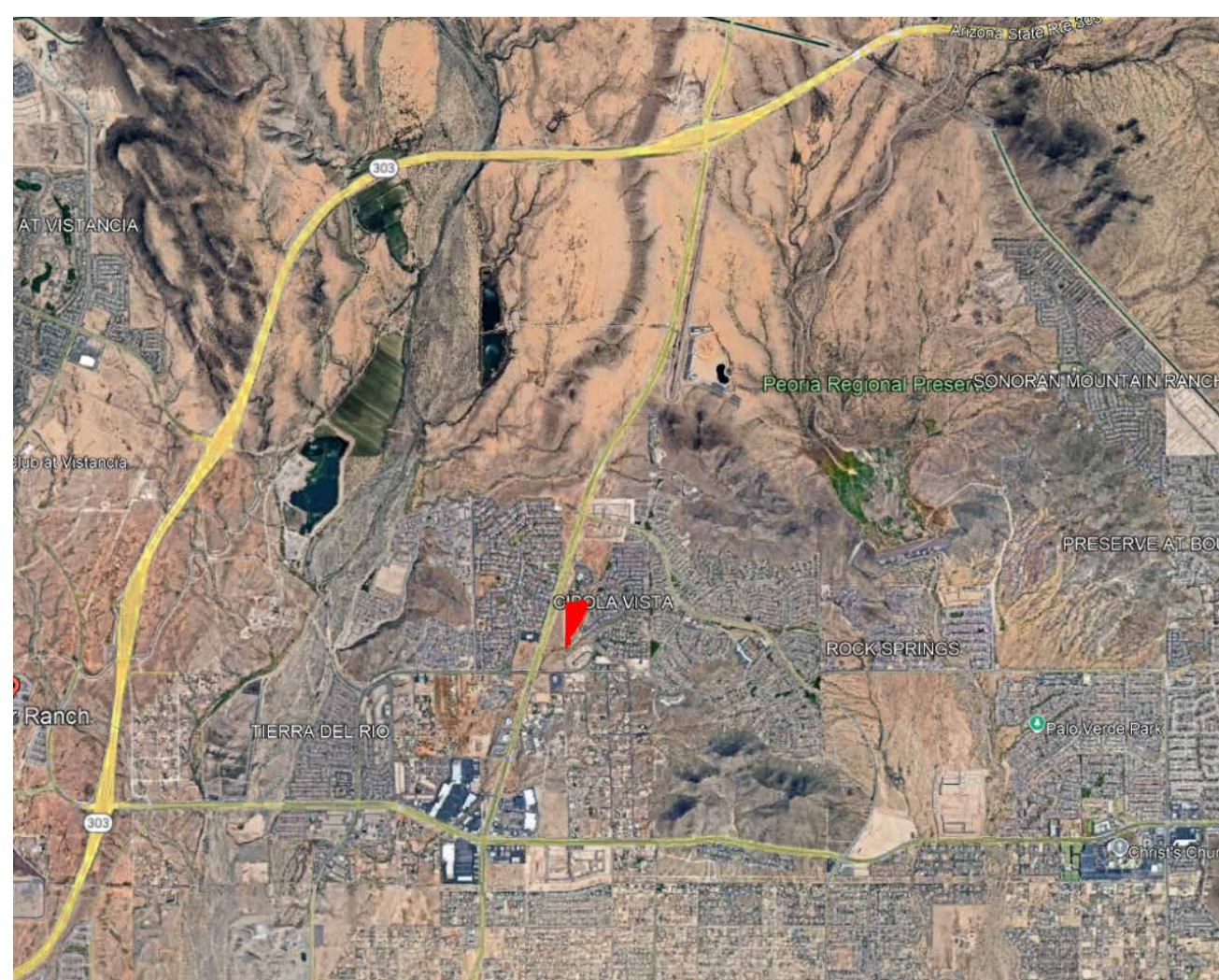
KEY PLAN

Cibola Vista Multi-Family

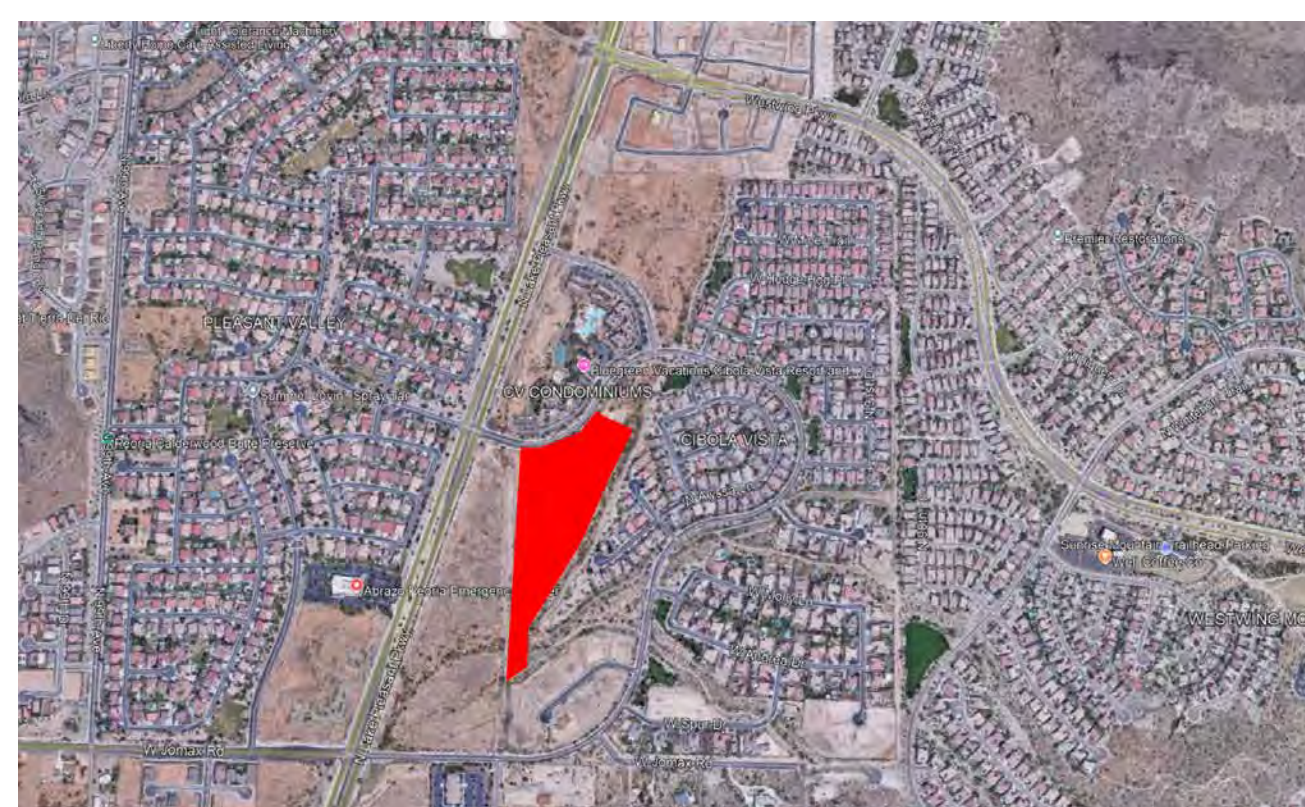
COVER SHEET

A-00

PROJECT LOCATION



Vicinity



Site Location

PROJECT TEAM

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

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

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

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

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

PROPOSED UNIT MIX AND TOTAL UNIT COUNT

UNIT SIZE (sqft)	COUNT					TOTAL
	ALCOVE	1BR	2BR	3BR	4BR	
BUILDING A						
LEVEL 4	4	14	12	8	0	38
LEVEL 3	4	14	12	8	0	38
LEVEL 2	4	14	12	8	0	38
LEVEL 1	15	7	8	0	0	30
Subtotal	12	57	39	22	0	149
Parking	12	85.5	78	64	0	239.5
BUILDING B1						
LEVEL 3	0	9	4	2	2	17
LEVEL 2	0	9	4	2	2	17
LEVEL 1	0	9	4	2	2	17
Subtotal	0	27	12	6	4	52
Parking	0	40.5	24	12	12	88.5
BUILDING B2						
LEVEL 3	0	9	4	2	2	17
LEVEL 2	0	9	4	2	2	17
LEVEL 1	0	9	4	2	2	17
Subtotal	0	27	12	6	4	52
Parking	0	40.5	24	12	12	88.5
BUILDING C1						
LEVEL 2	0	4	2	4	0	10
LEVEL 1	0	4	2	4	0	10
Subtotal	0	8	4	8	0	20
Parking	0	12	8	16	0	36
BUILDING C2						
LEVEL 2	0	4	2	4	0	10
LEVEL 1	0	4	2	4	0	10
Subtotal	0	8	4	8	0	20
Parking	0	12	8	16	0	36
BUILDING C3						
LEVEL 2	0	4	2	4	0	10
LEVEL 1	0	4	2	4	0	10
Subtotal	0	8	4	8	0	20
Parking	0	12	8	16	0	36
TOTAL	12	135	76	68	12	302
RSF	4%	45%	20%	20%	4%	100%
RSF (approx)	9,756	100,845	85,276	86,700	17,616	300,192
GSF (approx)						370,972
CARPORTS						96
GARAGE UNITS (12 x 20)						48
Total Covered Stalls						144
REQ'D PARKING RESIDENTIAL	12	202.5	150	136	24	524.5
REQ'D PARKING GUEST	1.2	13.5	7.0	6.8	1.2	29.5
REQUIRED PARKING TOTAL						555
PARKING PROVIDED						557

PROJECT NARRATIVE

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

**NOT FOR
CONSTRUCTION**

CASE NUMBER:
SP24-07

RELATED CASE:
GPA24-06
200-10A.6

SITE PLAN
SUBMITTAL
08/20/2025

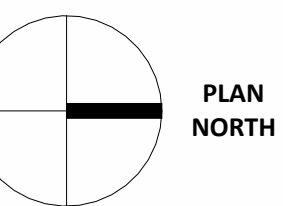
ORIGINAL ISSUE:
08/08/25

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

2025-1648
PROJECT NUMBER

ESG DRAWN BY ESG CHECKED BY

KEY PLAN

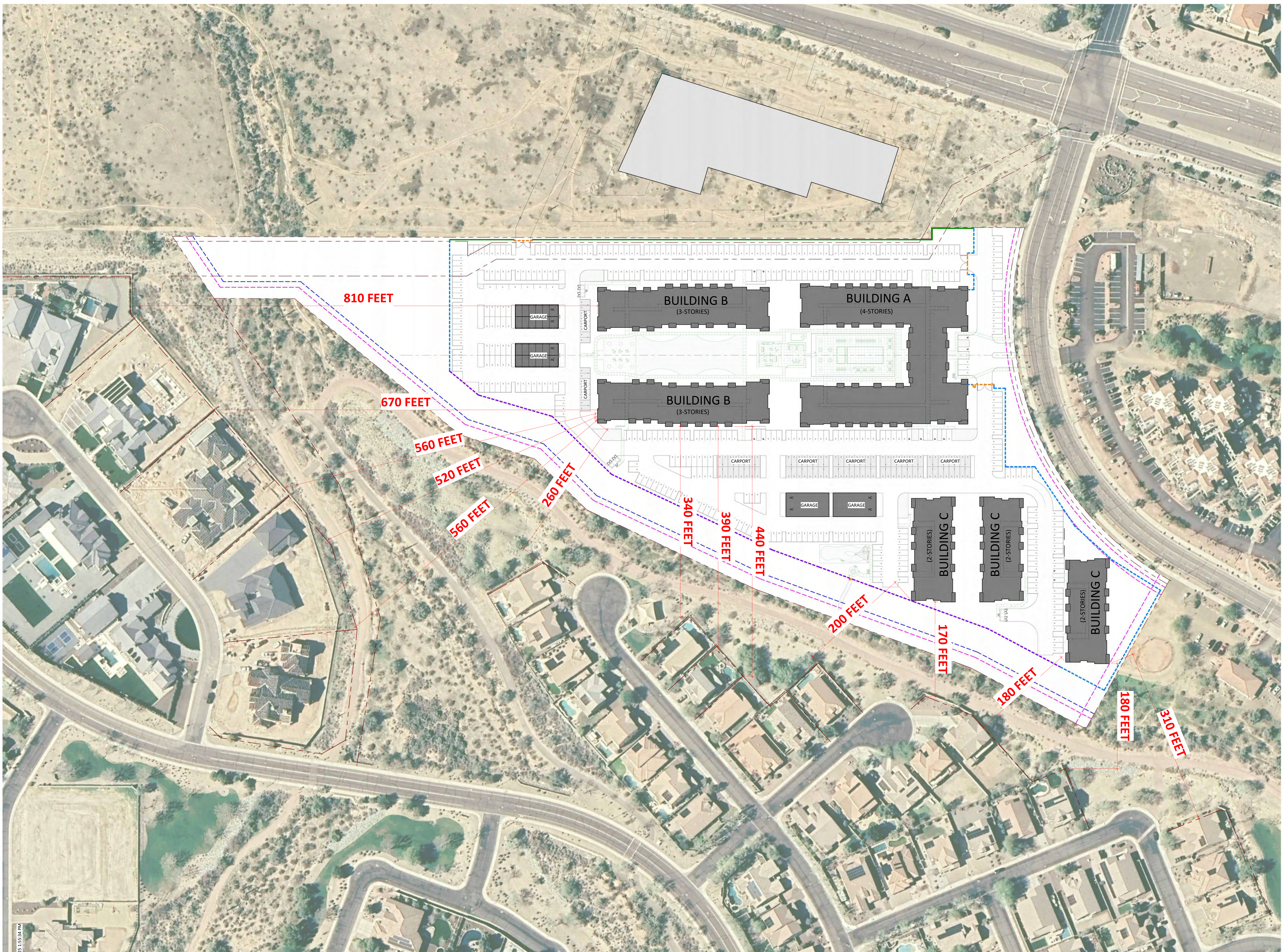


Cibola Vista Multi-Family

Exhibit 12

SITE CONTEXT

A-01.1



10/27/2025 15:55:53 PM