

**Exhibit 2**  
DRAFT RESOLUTION

Resolution 2025-115

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA AMENDING THE LAND USE MAP OF THE PEORIA GENERAL PLAN FROM TRADITIONAL RESIDENTIAL (2 – 5 DU/AC) TO URBAN RESIDENTIAL (12+ DU/AC) FOR A PROPERTY TOTALING APPROXIMATELY 17 ACRES IN THE CITY OF PEORIA, ARIZONA; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the General Plan heretofore adopted by the City of Peoria, Arizona provides for periodic review and amendment.

WHEREAS, the City of Peoria is required to follow the procedures of A.R.S. 9-461.06 in adopting any amendments to the General Plan; and

WHEREAS, the Peoria Planning and Zoning Commission, after due and proper notice as required by law, held a public hearing regarding Case GPA24-06, on November 6, 2025; and

WHEREAS, after such public hearing and consideration of Case GPA24-04, the Peoria Planning and Zoning Commission recommended approval of Case GPA24-06, a copy of which recommendation is on file with the City Clerk of the City of Peoria, Arizona, and which said Case GPA24-06 was transmitted to the Mayor and City Council of the City of Peoria prior to the meeting of December 16, 2025; and

WHEREAS, after due and proper consideration of Case GPA24-06, the Mayor and City Council of the City of Peoria, Arizona have found that Case GPA24-06 will properly aid in the orderly growth and development of the City of Peoria, Arizona.

NOW, THEREFORE BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, ARIZONA AS FOLLOWS:

SECTION 1. Amendment to the Peoria General Plan

The City Council of the City of Peoria, Arizona, does hereby accept and adopt amendment number GPA24-06, amending the Land Use Map of the Peoria General Plan, for the area described in Exhibits A and B.

SECTION 2. Severability

In the event any part, portion or paragraph of this Resolution is found to be invalid by any court of competent jurisdiction, the invalidity of such part, portion, or paragraph shall not affect any other valid part, portion, or paragraph of this Resolution and effectiveness thereof;

SECTION 3. Effective Date

This Resolution shall become effective in the manner provided by law.

PASSED AND ADOPTED by the Mayor and Council of the City of Peoria,  
Maricopa County, Arizona this 16<sup>th</sup> day of December 2025.

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Jason Beck, Mayor

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Date signed

ATTEST:

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Agnes Goodwine, City Clerk

APPROVED AS TO FORM:

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Emily Jurmu, City Attorney

Published in: Peoria Times  
Publication Date:  
Effective Date:

**Exhibit A**  
**RESORT RESIDENCES AT CIBOLA VISTA**  
**LEGAL DESCRIPTION**

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 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;

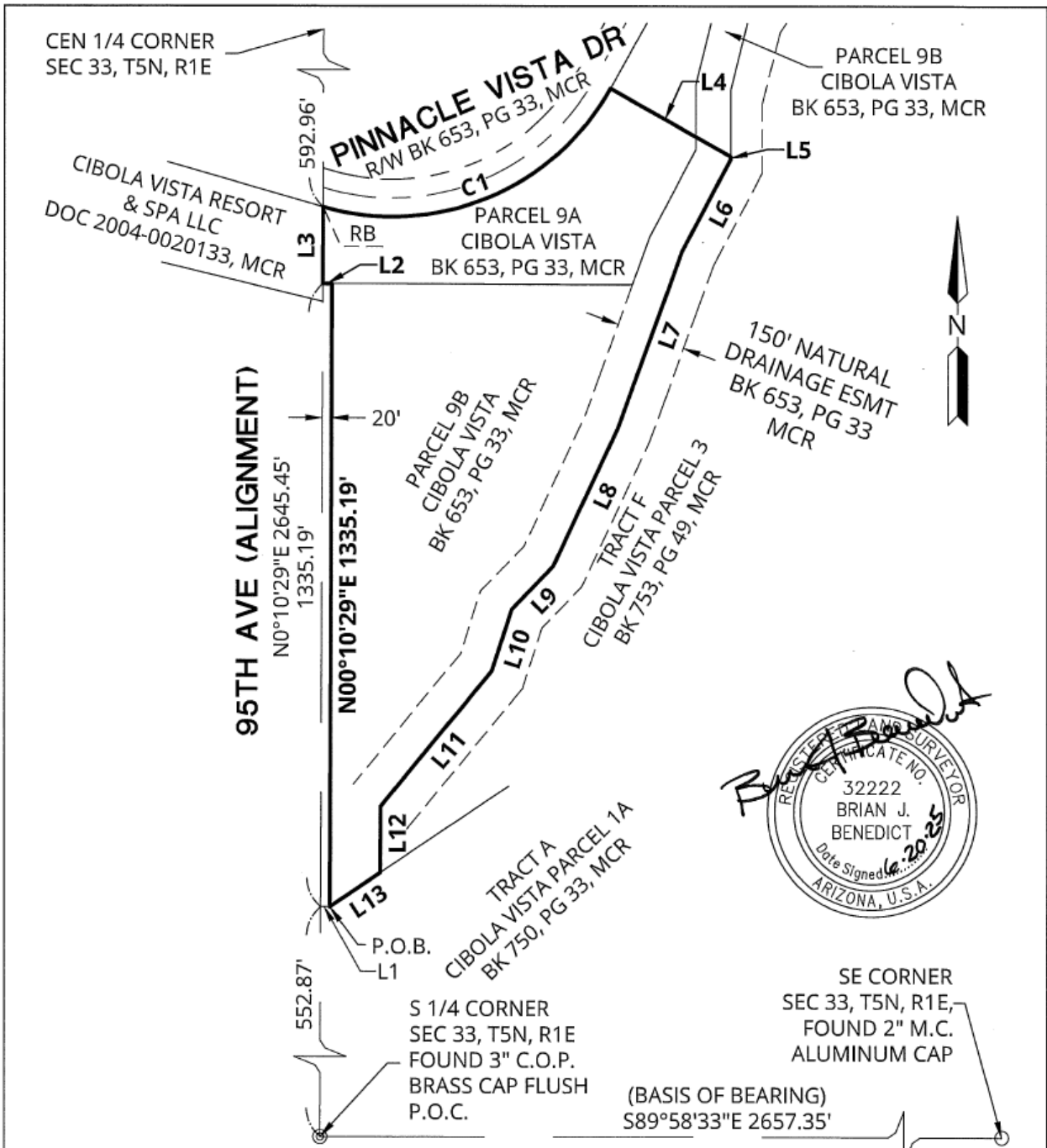
Thence South 56°03'34" West, 131.43 feet along the south line of said Parcel 9B, to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 743,693 sq. ft. (17.0728 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: COLLIERS ENGINEERING & DESIGN  
4742 N. 24<sup>th</sup> Street, Suite 270  
Phoenix, AZ 85016  
Project No. 2541  
Date June 2025





*Brian J. Benedict*  
 REGISTERED PROFESSIONAL SURVEYOR  
 CERTIFICATE NO. 32222  
 BRIAN J. BENEDICT  
 Date Signed: 6-20-25  
 ARIZONA, U.S.A.

P.O.B. - POINT OF BEGINNING  
P.O.C. - POINT OF COMMENCEMENT

PAGE 1 OF 2

Formerly **HILGARTWILSON**

PROJ.NO.: 2541	<b>CIBOLA VISTA SOUTH</b> BOUNDARY PEORIA, ARIZONA  <b>EXHIBIT</b>	<b>Colliers</b> Engineering & Design 4742 N 24th Street, Suite 270 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: JUNE 2025		
SCALE: N.T.S.		
DRAWN BY: JLD/MRM		
CHECKED BY: BJB		

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S89°49'31"E	20.00'
L2	N89°49'31"W	20.00'
L3	N00°10'29"E	164.43'
L4	S60°39'15"E	297.23'
L5	S00°02'36"W	6.06'
L6	S27°52'54"W	224.36'
L7	S20°03'15"W	402.64'
L8	S25°12'31"W	327.67'
L9	S44°17'42"W	128.29'
L10	S17°53'54"W	139.03'
L11	S39°29'12"W	376.09'
L12	S00°10'29"W	141.54'
L13	S56°03'34"W	131.43'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	540.00'	76°41'10"	722.75'



\*\* RB - RADIAL BEARING  
RB - N16°01'55"E

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