

**Lone Mountain & 135<sup>th</sup> Ave.**

**Shea Homes**

**Rezoning Proposal (PAD)**

# **Citizen Participation Report**

Application Case #: PA24-0104

First Submittal: July 24, 2025

Second Submittal: October 23, 2025

**Applicant/Representative:**



**TIFFANY  
& BOSCO**  
P.A.

William E. Lally

2525 E. Camelback Road

Phoenix, AZ 85016

## **Project Description**

Shea Homes is proposing to develop a single-family residential community on approximately 280 acres of vacant state land in the Lone Mountain and 135<sup>th</sup> Avenue alignment ("Property"). To facilitate the development, a rezoning request has been submitted to rezone the site from SR-43 to Planned Area Development (PAD).

## **Outreach Summary – Prior to Open House**

Our outreach meets and exceeds the City's requirements, where possible. While we met the City's minimum standards, any additional outreach requested by interested parties, stakeholders and adjacent property owners will be pursued and completed to the best of our efforts.

Our initial meetings included an in-person meeting with Mark Hammons, representative for the overall Vistancia project on March 6, 2025, a virtual meeting with City staff on March 6<sup>th</sup>, 2025, an in-person meeting with the Mayor on March 31<sup>st</sup> and telephone conversations with Councilman Bullock within this time frame prior to the official PAD submittal. There were seven (7) individuals, including the councilman, that were contacted prior to the open house. The individuals are listed in order of initial contact and those with the dates prior to June 4, the open house date, can be found on the first page of *Tab D, Stakeholder Outreach*. Our stakeholder meetings have been met with positive feedback to this point and we will continue to schedule individual meetings with community residents as we progress toward the city required neighborhood meeting.

## **Outreach**

Within *Tab D, Stakeholder Outreach*, a listing of stakeholder contacts and discussion points is provided. *Tab D* includes a brief description of the contact name, where they live, their concerns, the meeting type, number of individuals in attendance, and the responsible party for reaching out to the stakeholder. The revised *Tab D* identifies detailed follow up since the initial PAD submittal.

## **How those interested in and potentially affected by an applicant will be notified that an application has been made.**

This is shown in the attachments.

### Mailed Notice

As identified in Tab B and C, the development team mailed a notice to all Property owners within 1,350 feet of the property boundary and HOAs within 1 mile of the site.

### Other Notice Efforts

Shea Homes and development team are reviewing other methods of communications to ensure all interested parties, stakeholders and adjacent property owners stay informed of the project.

#### Neighborhood Meeting

The development team hosted one (1) neighborhood open house and notified all interested parties, stakeholders and adjacent property owners as required by the City ordinances.

#### Posted Notice

The site was posted at least 15 days prior to the neighborhood meeting, not including the day of posting the sign. We will maintain the sign in good condition and, when hearing dates are identified but at least 15 days prior to the first public hearing, update the signs to include the date, time, and location of future Planning Commission and Council meetings. The signs will be removed within 10 days after the public hearing.

#### **How those interested and potentially affected parties will be informed of the substance of the change, amendment or development proposed by the application.**

As documented in *Tab D*, the applicant team has responded to all input and comments as they are received. Our office will follow-up with interested individuals and City Staff as necessary to ensure their concerns are heard and all relevant procedures are followed. Further, we will ensure all necessary information is shared continuously regarding the status of the request. The City will be provided with copies of our correspondence, letters, and information shared with stakeholders. In addition, maps and lists of the notified stakeholders and property owners will be included in our final Citizen Participation Report.

## **Citizen Participation Report**

Once officially submitted, the public outreach team for Shea Homes worked with City staff, Councilman Bullock and other stakeholders to determine an appropriate open house date as soon as possible to ensure optimal attendance by those notified as part of the process. City staff sent their initial notice letters to property owners within 1,320 feet of the Property at the end of April 2025. The public outreach team determined that June 4, 2025 in the evening at the Vistancia elementary school just down the street from the Property was the designated open house date and location.

Please refer to *Tab A* for the site posting information to meet the City's requirements including the affidavit. Please refer to *Tab B* for the neighborhood open house letter that was sent to stakeholders, property owners within 1,320 feet of the Property and HOA's within one-mile of the Property. Refer to *Tab C* for the list of stakeholders that were sent the open house letter by first class mail and the map of those properties.

The following is a summary of the June 4, 2025 open house:

The Shea Homes development team hosted a neighborhood meeting for Vistancia residents to learn about the project on June 4 from 6 – 7:30pm at Vistancia Elementary School (30009 N Sunrise Pt., Peoria, AZ 85383). The notification letter was to property owners within the 1,320 feet and HOAs within 1 mile of the site on May 12, 2025, in compliance with city code.

The meeting was conducted in an "open house" format with five stations detailing the project information including General Plan conformity, traffic, infrastructure, product type, and zoning request and timeline. In total, 12 members from the Shea development team were in attendance to answer questions and provide information to residents.

We had 93 members from the community sign-in to our neighborhood meeting and provide contact information, 37 submitted comment cards, and 5 emails were received directly related to the notification letter. This information is attached at *Tab D*.

The majority of the residents were simply there to learn more about the project and asked standard questions about density and timeline. Approximately 10-12 residents were from bordering properties in Desert Vista or Trilogy and were more

concerned with setbacks and open space. Many residents were concerned with traffic, not necessarily related to the Shea proposal but in the area generally.

A breakdown of topics on the comment cards can be found below:

Loss of Views/Single Story Only: 22

Traffic: 15

Construction Noise/Dust Mitigation: 12

Setback/Property Buffer: 10

Density/Number of Homes: 8

Drainage/Washes: 5

Water: 4

Schools/Overcrowding: 3

Wildlife: 2

Wall/Gated: 2

Dark Skies/Light Pollution: 1

Amkor Mentioned: 1

Amenities: 1

Police and Fire: 1

Overall, the meeting was well attended, and every resident had ample opportunity to ask questions from the development team and received responses. The Shea development team will continue to follow up with interested residents and stakeholders from this meeting. We have shared the initial traffic study with an adjacent resident in Trilogy and continue to reach out attendees that reach back out to us with questions.

Refer to *Tab D* for specific attendees and stakeholder interaction with our public outreach.

### Evaluation and Mitigation

The open house included a potential lotting site plan for a concept of how the subdivision plan could layout per the PAD request. Many of the comments focused on the lotting and location of potential homes relative to the adjacent neighbor's lots. Since the open house and through constant follow up (refer to Tab D), we have explained the proposed design concept, buffers, landscaping, traffic, roadway design and other issues via emails and telephone conversations with interested stakeholders.

Our initial submittal included several design considerations to address the comments at the open house, emails and other communication we received. Our initial plan included similar buffers between Trilogy and Desert Vista to ensure similar adjacencies and

densities. Our resubmittal removed the lotting plan and the separate preliminary plat submittal addressed the details of the lotting plan.

The PAD's conformance to the City's General Plan, similar density and lot sizes, buffers and site design all were addressed in our original submittal. This has been consistently communicated to the open house attendees and those that followed up with emails and telephone calls. We feel the PAD as written addresses many of the comments we heard at the open house and follow up communications. Other than the stakeholders request for single story homes, our PAD addresses the breakdown of open house comment card issues listed above. The second submittal of the PAD is not only reflective of addressing City staff's comments, but also addresses and retains key design features that address many of the comments we have heard throughout the public outreach for this project.

We will continue to reach out to stakeholders throughout the entitlement process and will provide City staff with updates to this report as needed.

**TAB A**



## PLANNING AND ZONING AFFIDAVIT OF NOTIFICATION

Date 05/13/25 Case Number: Z25-04

Location of Property

SWC Lone Mountain Pkwy & 135th Ave

Sign Company Name Dynamite Signs, Inc.

I, Meghan Liggett certify that the site has been posted on 05/13/25 as indicated by the project manager for the case listed above.

Applicant/Representative Signature \_\_\_\_\_



Notarized before me on 05/13/25

Notary Public

10-25-28  
My Commission Expires

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

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

# City of Peoria Public Notice

**Request 1:** A request to rezone the property from Suburban Ranch 43 (SR-43) to Planned Area Development (PAD).

**Project Location:** Lone Mountain Pkwy & 135 Ave. alignment

**Project Size:** 280 +/- acres

**Proposed Use:** Single Family Residential

**Applicant Contact:**

Name: Kurt Jones  
Phone: 602.452.2729  
Email: kajones@tblaw.com

**City Contact:**

Sarah Dircks  
623-773-7514  
Sarah.Dircks@PeoriaAZ.gov  
www.peoriaaz.gov/planning



**Neighborhood Meeting:**

When: June 4, 2025 from 6:00 pm – 7:30 pm  
Where: Vistancia Elementary School  
30009 N Sunrise Pt. Peoria, AZ 85383

**Planning and Zoning Commission Hearing:**

When: TBD  
Where: Peoria City Council Chambers  
8401 W. Monroe St., Peoria, AZ 85345

**Planning and Zoning Commission Hearing:**

When: TBD  
Where: Peoria City Council Chambers  
8401 W. Monroe St., Peoria, AZ 85345

**Case No:** Z25-04

May 13, 2025 at 8:53 AM  
+33-763724-112-345819  
W Lone Mountain Rd  
Peoria AZ 85383  
United States

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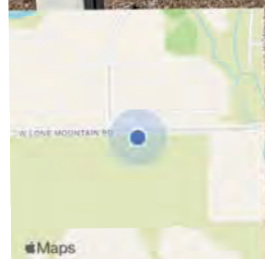
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Where: Peoria City Council Chambers  
8401 W. Monroe St., Peoria, AZ 85345

**Planning and Zoning Commission Hearing:**

When: TBD  
Where: Peoria City Council Chambers  
8401 W. Monroe St., Peoria, AZ 85345

**Case No:** Z25-04

May 13, 2025 at 8:53 AM  
+33.763632,-112.345846  
W Lone Mountain Rd  
Peoria AZ 85383  
United States



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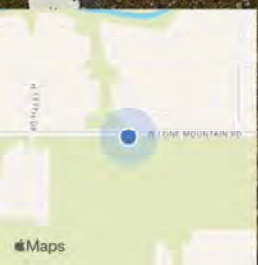
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8401 W. Monroe St., Peoria, AZ 85345

**Planning and Zoning Commission Hearing:**

When: TBD  
Where: Peoria City Council Chambers  
8401 W. Monroe St., Peoria, AZ 85345

**Case No:** Z25-04

May 13, 2025 at 8:20 AM  
+33.763755,-112.352199  
W Lone Mountain Rd  
Peoria AZ 85383  
United States



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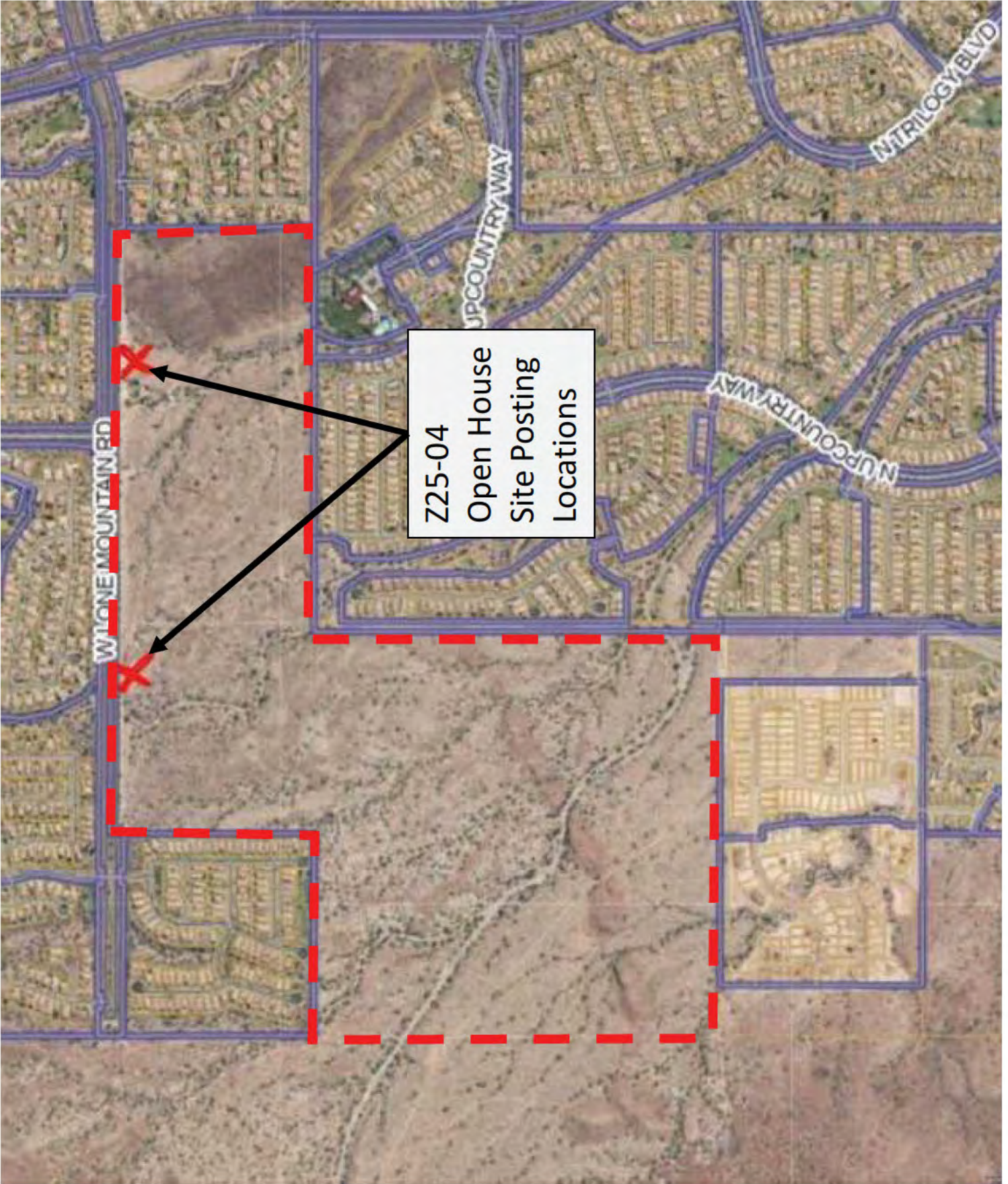
**Planning and Zoning Commission Hearing:**

When: TBD  
Where: Peoria City Council Chambers  
8401 W. Monroe St., Peoria, AZ 85345

**Case No:** Z25-04

May 13, 2025 at 8:19 AM  
+33.763755,-112.352199  
W Lone Mountain Rd  
Peoria AZ 85383  
United States

**TAB A1**



Z25-04  
Open House  
Site Posting  
Locations

WIGNE MOUNTAIN RD

JPCOUNTRY WAY

N JPCOUNTRY WAY

NTRIOLOGY BLVD

**TAB B**



SHEA HOMES  
MATT TELBAN

MATT.TELBAN@SHEAHOMES.COM | (602) 616 - 3257

May 6, 2025

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

You are invited to attend a neighborhood meeting regarding a **Rezoning** application (**Z25-04**) submitted to the City of Peoria. The meeting will be hosted by the applicant, **Kurt Jones of Tiffany & Bosco, P.A.**, on behalf of **Matt Telban of Shea Homes.**

<b>Neighborhood Meeting Date:</b>	Wednesday, June 4, 2025
<b>Time:</b>	6:00pm - 7:30pm
<b>Location:</b>	Vistancia Elementary School 30009 N Sunrise Point, Peoria, AZ 85383  <i>Meeting will be held in the multipurpose room. Signage will be provided.</i>

**Project Description:**

<b>Location</b>	South of Lone Mountain Rd at the 135th Ave Alignment See Project location Map on the back of this invitation.
<b>Request</b>	A request to rezone the property from Suburban Ranch 43 (SR-43) to Planned Area Development (PAD).
<b>Description:</b>	The PAD request would allow for approximately 641 single residential homes with a proposed lot size ranging between 5,400 – 10,800 square feet.
<b>Applicant Contact</b>	Kurt Jones, from Tiffany & Bosco, P.A. Phone: (602) 452-2729 Email: kajones@tblaw.com
<b>Assigned City Reviewer</b>	Sarah Dircks, AICP Phone: 623-773-7514 Email: Sarah.Dircks@peoriaaz.gov

For additional information pertaining to the proposed rezoning request **Z25-04**, or the upcoming neighborhood meeting please reach out to Josh Hansma with our outreach team at [Josh@kylemoyer.com](mailto:Josh@kylemoyer.com) or (480) 372-1976. For general information, or to provide written support or opposition to the pending application may also contact the assigned reviewer Sarah Dircks, by email [Sarah.Dircks@peoriaaz.gov](mailto:Sarah.Dircks@peoriaaz.gov) by phone 623-773-7514.

Sincerely,



Matt Telban, Shea Homes

(602) 616-3257 | [Matt.Telban@sheahomes.com](mailto:Matt.Telban@sheahomes.com)

**Project Location:**

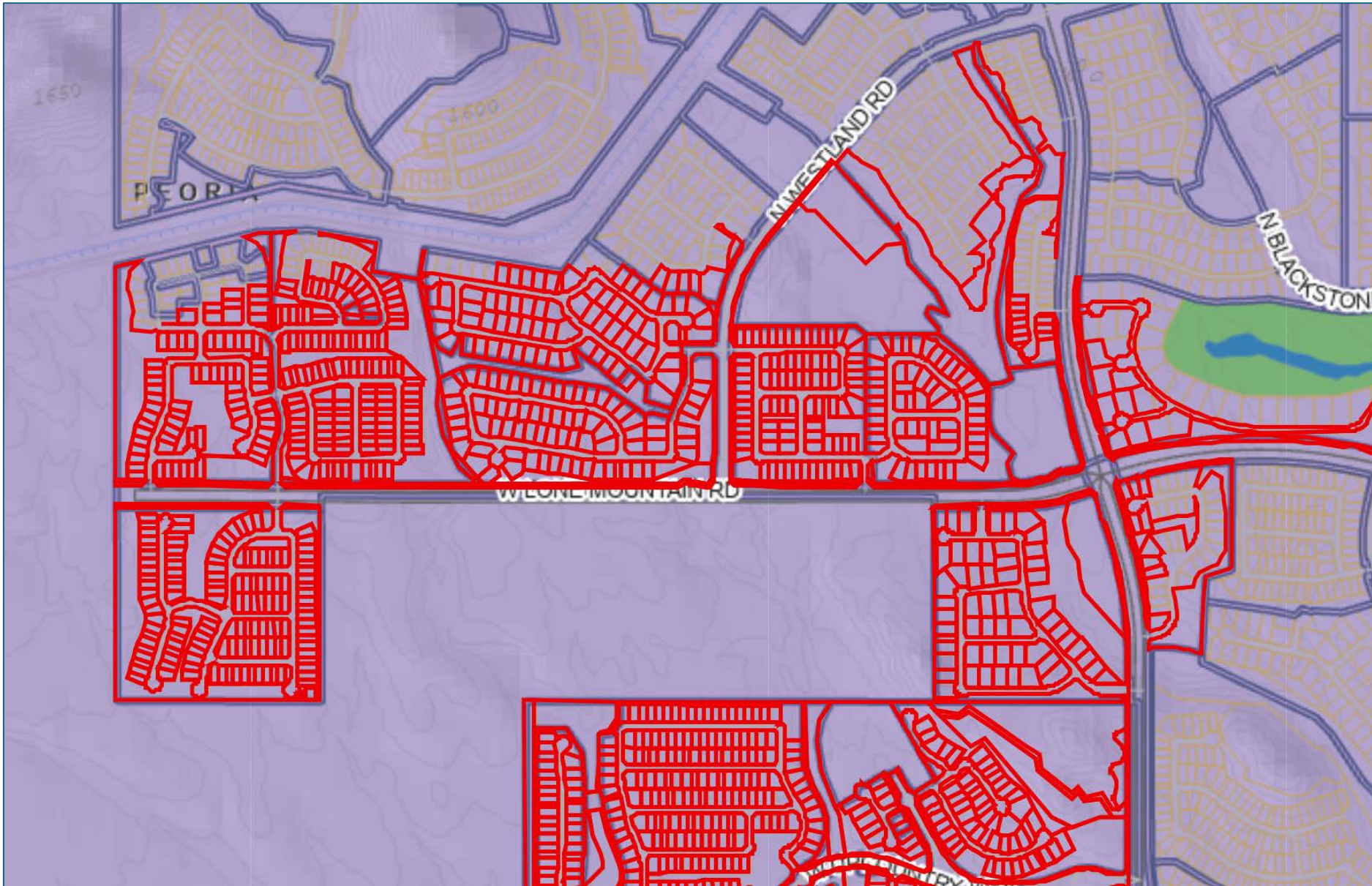


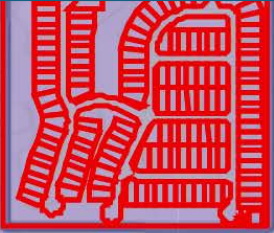
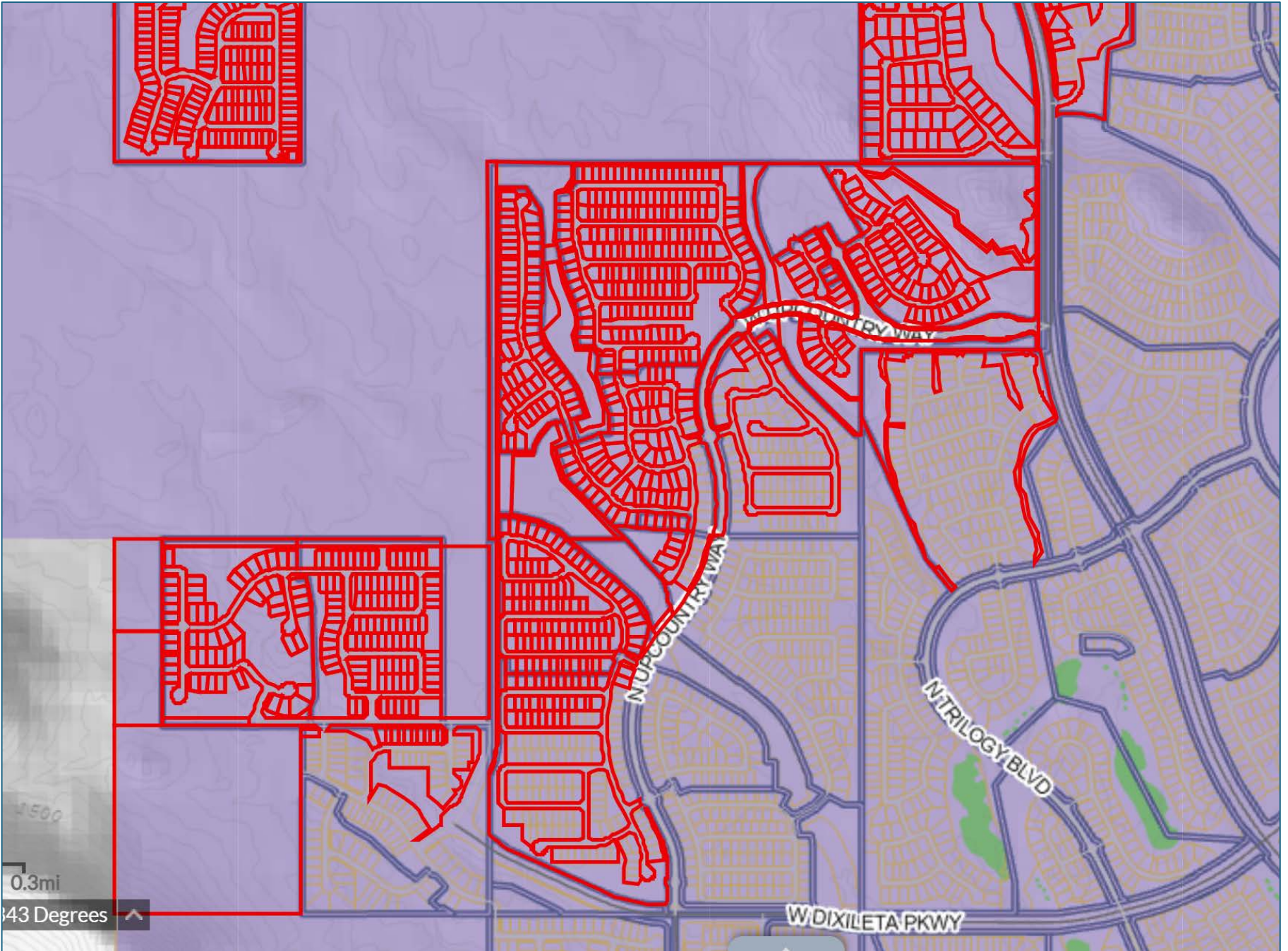
**Meeting Location:**



**TAB C**







1500

0.3mi

43 Degrees

NUP COUNTRY WA

N TRILOGY BLVD

N TRILOGY BLVD

W DIXIE LETA PKWY

**TAB C1**

Owner

RICHMOND AMERICAN HOMES OF ARIZONA INC  
LARRY COMPANY LLC/PEORIA PEAKS LLC  
SILVER SKY PROPERTIES LLC/PENSCO TRUST CO  
SOUND PROPERTIES LLC  
KHTTC LLC  
DOUBET CHARLES R/KACEY L  
KHOURI STEVE N  
BENNER SCOT A/GIA E  
ZENKO FAMILY TRUST  
VISTANCIA VILLAGE A COMMUNITY ASSOCIATION  
DIXON EDWARD K  
HUTORON MATT N/PERKINS ERIKA L  
NICHOLSON HAROLD L/KAREN B TR  
TAUSSI JOSEPH/MARY  
DELA PAZ DAN I/SHELLEY  
PROGRESS RESIDENTIAL BORROWER 25 LLC  
DEBENNY JOSEPH JUDE III/KRISTEN BOOTY  
PETZ MICHAEL/JENNIFER ANN  
PALMA FAMILY TRUST  
LEE RICKY D  
GOLDSMITH BARRY M/SANDRA L  
WILSON SHAWN/KRISTEN  
ORTEGA CARLOS/URSULA  
R&S CIULLA REVOCABLE TRUST  
HALLAMORE TROY K/JUDY M  
HERMAN GENE C/PHYLLIS C  
LAMAY CODY/ROSE  
CLAIR AND VICKI STUCKY FAMILY TRUST  
BANNING DAVID JAY/DANIELLE LYNN  
RAMIA DAVID/KATHLEEN M  
LORENZ DAVID C/JENNIFER L  
KRAH DAVID N/MARGARET M  
RUSSELL MARK/PATRICE  
DILLINGER MARK S  
GALLAGHER FRANCES Y/EDWARD B  
MURRAY CHRISTOPHER/AMY  
LEOPARD RICHARD SCOTT/MARYLYNNE  
CHARRON LIVING TRUST  
HARRINGTON JUSTIN/HEATHER  
THOMAS LARRY/CANDACE  
SIEGEL MIGUEL A/DESERA E A  
MCCAULEY THOMAS A/IZUMI  
BROWN FAMILY TRUST  
CLELAND JAMES B/SHIRLEY E  
MILLER LIZABETH E  
KIM SEUNG/LEE HANNA  
HEKOWCZYK CHRISTOPHER D/JORDAN A  
SCLAFANI GINO  
HOWARD BRADLEY/LORIE  
JACKSON FRANK/ARABELLE  
GARDINER EDWARD CHARLES/JANELL SUZAN  
TANI ANTHONY MICHAEL  
GIBBONS WILLIAM L/SHIRLEY A TR  
MARTINEZ JORGE/VICTORIA  
VOGEL ZACHARY S/MICHELE E  
GRAY JAMES/STEPHANIE  
SHEETS MELISSA KAYE  
RAINEY JACK L  
WILLIAMSON RYAN J/CHRISTINE M/BRIAN M  
SNEED RHONDA J  
CAREY ROBERT A  
CALO DAKOTA  
BARRAGAN URIAHN KRISTIAN/NADIA KRISTIANA  
MUSE ERIC R  
TSIKA JENNIFER C/AARON T  
HORTON LIVING TRUST  
THUN ANDREW JAMES/JESSICA ALEGRE  
R G T L LLC  
CURRY STEVEN C II  
CONTRERAS-SPITALI KIMBERLY A  
BOTTOMLY JILL R/HEATH M  
BERGEN HEATHER/DARCY  
BHARGAVA AMIT/SINGH AMRITA  
MOORE STEVEN A/BARBARA J  
FETZ HOWARD/BERNICE ETAL  
LOPEZ ROBERT  
PATRICIA A CROOKS LIVING TRUST  
ROBERTSON RYAN MICHAEL/ASHLEY  
ALFONSO TOBY J  
BIBA MALETIC SURVIVORS TRUST  
YASKOWITZ CLEMENT R/ANGELA M  
JEFFERSON ONAJE P/VALLE-JEFFERSON VERONICA  
PROGRESS RESIDENTIAL BORROWER 19 LLC  
DUNNILL MARY  
KRAUS FREDRICK W/SANDRA  
BARELA EDWARD/KELLIE D  
FREDERICK RODAS AND CATHERINE RODAS TR  
ERDhardt PAUL IV  
SCHUSTER MICHAEL/CYNTHIA  
SPENCE JEFFREY G/MICHELLE L  
SERVICE DANIEL B/BRENDA M  
SVABIK MARK A  
HOLLY C WALKER TRUST  
GARCIA FAMILY LIVING TRUST  
LONGMIRE ROBYN S  
GORMAN TARA M  
CREATIVE ECHELON LLC

BROWN REVOCABLE LIVING TRUST  
KENYON TIMOTHY JAMES  
SHOPE DAVID/SCOVILLE DANIELLE YVONNE  
PINTER STEVEN/FELICIA  
NICHOLSON FAMILY 1987 TRUST  
BLIZNYAKOV DMITRIY  
LIAO FAMILY TRUST  
GISCH PAUL  
WALTON JAMES E  
LAFRENIERE SHELLEY ANNE/PATRICK GLEN  
MULLINS DONITA  
AKAO IRENE/SENA IRA SR  
MROZEK JOSHUA M/MELANIE L  
WATERMARK MLD LLC  
VERDI RICHARD A/MELINDA A  
MATHIAS ALEX/MARLOW-MORGAN ISADORA  
HALL CHAD A/JENNIFER L  
ERICKSON RORY K/SHIRLEY A  
FINLEY POINT CAPITAL LLC  
STINER GLYNDA ANICE/SARIKAYHA MOHAMMED NIHAD RASHAD  
SHIVELY JAMES W/JANET L  
GORDON VICKY L  
WATKINS JACK JR  
WAKNITZ JEFFREY JOHN/MICHELLE LYNN  
MARR MAHLON L  
DOMINGUEZ CHRISTOPHER MARK/ODELIA MARIE  
MC GLOCKLING REAL ESTATE LLP  
GORDON MATTHEW A/DEIRDRE  
SHEELY KIMBERLY  
KABUNDA DOUGLAS GASORE  
COOPER DONALD E/LORIE A  
ROBERT HENRY SCHWARZ AND LISA RENE ROGERS REVOCABLE LIVING TRUST  
GREENE JESSICA/MICHAEL  
VISTANCIA VILLAGE A COMMUNITY ASSOCIATION  
VISTANCIA VILLAGE A COMMUNITY ASSOCIATION  
LIAO CHIH CHAN  
GOODVIEW CAPITAL LLC  
MACASPAC MARIA ROSABEL B/DWIGHT HIMONGALA  
KOHLEER KAYLEE JANE  
RIPPLE BROOKE K/ANDREW WILLIAM  
GALAXY HARDWARE LLC  
MARKEL JUSTIN JAMES/MORGAN ELIZABETH  
WANG CHING HSUN/LIN CHIA-CHEN  
FREYMARK ALYSSA MAY/WARREN DESEAN RAY  
ESPINOZA ANTONIO  
BROOKVILLE SPRINGS LLC  
SERENO HOMEOWNERS ASSOCIATION  
PEORIA UNIFIED SCHOOL DISTRICT NO 11  
MAROVICH JOSEPH J/DEBRA M  
BORDER MICHAEL S/LAURA S  
HINPHY EDWARD J/NICOLE D  
DAVID CLEGG TRUST  
DORMAN TIMOTHY WILLIAM/TARA MAUREEN  
JOHANTGEN CECILE MARIE/NICHOLAS JOSEPH JR  
YAGER MICHAEL/DONNETTE  
RYAN DAVID ROGER/PRUDENCE RENEE  
SCAVOTTO JILL L  
ROE-LAFRAMBOISE KARI A  
MARIBETH RELLS LIVING TRUST  
WILLIAM & DONNA BERRYHILL TRUST  
SCHNEIDER TODD/TRACEY  
SCHUMANN SHANNON L/ERIC G  
SIVILLA FAMILY TRUST  
ZAPPIA FAMILY TRUST  
AHEE DANIEL  
DIANNE K HUTTON FAMILY LIVING TRUST  
ALEXANDER CYNTHIA  
SIMPSON MICHAEL J  
JOHNSON JENNA M/TIMOTHY  
RICK HARRIS LIVING TRUST  
BAIRD DOUGLAS J/GAIL PATRICIA  
WOLF ROBERT  
WALLACE CARLA CECELIA  
SHELLEY CAIN LIVING TRUST  
MALHAN VINEET/TANDON ISHA  
CURRIE CHRISTOPHER/CRYSTAL R  
SCRIBNER MICHAEL  
BOAS REVOCABLE TRUST  
RICHARD STEVEN KELLER LIVING TRUST  
MARISEL PAULINO REVOCABLE TRUST  
SUKHRAM LLOYD L/CARLA P  
LEBORGNE MARK ALLAN/MARY  
KERR DONALD L  
WILLIAM C POPPENBERGER FAMILY LIVING TRUST  
ROHR MELANIE LYNN  
ZIEMINSKI ANDREA MARIE  
DANIEL J COSCIA AND CHRISTINE R COSCIA REVOCABLE TRUST  
SULLIVAN GARY/YVONNE  
RUSSIE LISA MARIE/DAVID  
SMITH OWEN R/CHRISTINE  
MCQUESTION KARL LEE MYERS/KIM ELIZABETH  
MITCHELL LADONA M/WILLIAM C JR  
MILLER LAUREN N/MICHAEL C  
PHARMESTATE LLC  
LEROY KATHLEEN  
DEBACA FAMILY 2016 LIVING TRUST  
WILSON JOSEPH/HEATHER  
JENNINGS FAMILY TRUST

EDWARDS DAVID JARDINE  
MALLAS MICHAEL S  
STINTON KAREN L  
KOWALSKI STEVEN/JACLYN  
CHADDOCK DONALD/SHELLY R  
PEOPLES ROBERT  
JONES PIPER  
FRANK AND EVELYN ANDERSEN TRUST  
BATOG MIROSLAW/MALGORZATA  
PROGRESS RESIDENTIAL BORROWER 18 LLC  
APODACA DENNIS  
SANDRIK SANDRA D/KENNETH J  
MYERS ELIZABETH/CLAYTON  
LINCOLN FAMILY LIVING TRUST  
OWEN ROBERT C/PATSY R YAGER  
ROBERTSON STEVE/SUSAN  
TORRES HECTOR A/MARGIE G  
RIZZO JANET MARY  
HUERTA JOEL M/DANNIELLE  
CHAWLA ROHIT/MANJRI  
CARLA J HOUSER REVOCABLE LIVING TRUST  
MARVRAY SHELIA/GERALD A  
HEWARD THOMAS BRADLY/MARY L  
NOLAN JOSHUA/JENNY R  
POAGE KENNETH RYAN/DENISE MARY  
GONZALES MICHAEL W/STEPHANIE T  
MUSE CLIFFORD  
DINCH FAMILY TRUST  
BEASLEY STEPHANIE L/WAYNE M  
OVERHOLT CHRISTINE NOE  
SMITH STORRS D  
KUDLER BRADLEY  
BABARZ SHAWN/LINDSAY  
CANDAU TRUST  
KRAHEL CHRISTOPHER MICHAEL  
VERNICK BARTT DAVID  
DESAI PRATHAM BHARATKUMAR/BRINDA  
KATHLEEN KEEGAN RYAN REVOCABLE LIVING TRUST  
PATTERSON BRENT A/BULLOCK JASON L  
MEYER KIMBERLY M  
K & P FORD TRUST  
DICKEY-CLEVELAND TARA CAMILLE  
WESCOM JONATHAN NATHANIEL/MALLORY  
ROBINSON CHRISTOPHER  
MACALMA FRANK  
CHAPMAN JAMES/KAMMERATH SHAUN  
ZIEGLER DEENA MARIE/RANDALL WAYNE  
ONUH VIVIAN/JONATHAN  
WOLF MEGAN ELIZABETH/MCCLURG BENJAMIN MARSHAL  
ROY SCOTT PHILIP/SHELBY  
GARCIA HILDA IDA  
ERICKSON RANDY S/TERESA A  
ZAGALA FAMILY TRUST  
GEORGE AND DONNA LEFLORE LIVING TRUST  
GUYOT CHARLES D/ANGELA R  
LIZUKA DAVID ISAMU/SUSAN KIYOMI  
DIANE M JOST REVOCABLE TRUST  
BINDL FAMILY TRUST  
LEWIS STEPHANIE  
HARRIS BETTY  
FELLNER ANNETTE/BURR DAVID  
DELGADO EDUARDO/MAYRA GUADALUPE  
ANTONOWICZ EDWIN Z/MARY K  
OLSON NORMAN LEE II/TIFFANY B  
EARL AND KATHALEEN DAU REVOCABLE TRUST  
BERGE ERIC  
MESSER THOMAS FREDERICK  
R FAMILIA TRUST  
HEITHOLD KELLY R/GRAHAM MARY A  
DENNIS FAMILY TRUST  
MARY J CASSELLIUS TRUST  
WHITE JEREMIAH SETH  
BIEBERLE RYAN/MANNIX BRENDAN  
PETERS RANDALL B/ALANA B  
KARL AND MARY KOEHL LIVING TRUST  
BAILEY SABRINA ANN  
BENEDICT THOMAS/RANDEE  
PATTERSON LINDA U/GARY E  
MCZEE LIVING TRUST  
DAVITT STEPHEN MICHAEL/ASQUITH MARY F  
CHERYL K JONES LIVING TRUST/BONDHUS FAMILY LIVING TRUST  
HANARD FAMILY TRUST  
WIGMAN RODNEY/LINDA M  
PEORIA CITY OF  
VISTANCIA VILLAGE A COMMUNITY ASSOCIATION  
WALLACE JEANNINE/THOMAS  
VESSEY LUCAS/ANGELA  
COWAN JOHN P/MARCIA A  
LARSON JEFFREY/WENDEE  
BARKLEY KATHRYN MARIE  
ELLS DANIEL BOONE  
BASS SUZETTE L/BRUCE B  
ZAPOROWSKI JEANETTE MARIE/CATHLEEN BARBARA  
SANTOS FAMILY TRUST  
DONNA M PRICE FAMILY TRUST  
WOITOWICZ AMY  
CALIGUIRE MICHAEL L/JACQUELINE E  
GUNN STEPHEN JASON/RENAE ELLENA

GUERRERO FAMILY TRUST  
JENSEN FAMILY TRUST  
BATOR DUSTIN J/AMBER R  
ANSTINE SARA E/RICHARD G  
FRANCES K CLARK TRUST  
POKORSKI ERIC SHAWN/TEENA MARIE  
BRYANT JONATHAN/KSENIA  
MACINTOSH LIVING TRUST  
RIGBY BRIAN  
WETZEL JUSTIN PATRICK/PIER JULIANE S  
GUERRERO AMY/TIM  
SANDOVAL JORGE D/SAMANTHA N  
ILANA J LANDES REVOCABLE TRUST/LANDES KRISTA  
SHELLENBERGER JOHN A/CARRIE T  
PRICE RICHARD D/NANCY A  
HALL JUSTIN A/AMY S  
GRISHAM JAMES/LISA  
GUILFOIL RYAN PATRICK/MCALLISTER BROOKE ELIZABETH  
MCNEILL MEREDITH  
GANZER BRYAN/KAYLA  
MCKAY GORDON F/LAURA S  
COSGROVE JOHN M/AMBER  
ORCA TIGHE D/CHARLENE K  
BAEZA ANDREW C/KAREN  
MCGOUGH JOSEPH WILLIAM/KRYSTEN MARIE  
FLANIGAN MICHAEL E/BREANNE N  
SHEUMAKER FAMILY TRUST  
DRUMMOND THOMAS R/PAULA L  
MCCARTHY SCOTT D/JANAYE  
OLSEN JOSHUA  
LEE YU-YUN/LIN HSUAN-LING  
SCOTSON FAMILY TRUST  
CJL TRUST  
ROBBINS FAMILY TRUST  
SULLINS RYAN  
J&J STULTZ FAMILY LIVING TRUST  
SCHIPPLICK THOMAS/LIA  
PSYK ZANE A  
JONATHAN & KATERINA BROWNING REVOCABLE FAMILY TRUST  
JUEL ASHTON/MELISSA L  
GRIESEL DOUGLAS R/BARBARA J  
HOSLER FAMILY TRUST  
BRIGGS MOLLY DANIELLE/SUITS MICHAEL ALAN II  
MRGUDICH STEVEN R/DENISE M  
HAYDEN REVOCABLE TRUST  
BASHAM KEN E/SANDRA  
LEBORGNE MARK ALLAN JR  
GLEASON FAMILY TRUST  
KATELEY DEANNA LYN/JOSEPH WILLIAM  
KELLEY KARYN  
CURTISS MARIA/DAVID  
CHRISTIE VICKI  
ROMELI JONATHAN B/DEANNA J  
CHARLIE AND ARLIE TRUST  
WASIKOSKI WESLEY/JENNIFER  
MEADORS MICHELLE R/MICHAEL R  
VISTANCIA MAINTENANCE CORPORATION  
VISTANCIA MAINTENANCE CORP  
VISTANCIA MAINTENANCE CORPORATION  
VISTANCIA MAINTENANCE CORPORATION  
ZACHARY AND JENNIFER CROXFORD LIVING TRUST  
NIEBUHR CHERYL L/JEFFREY DUANE  
MAGGI DAVID  
KRZYNARICH DANIEL N/CATHERINE A  
ROSENWINKEL EDWIN L/KAREN S  
NEMELKA JEFFERSON O/JULIE A  
BOOMER TRUST  
NAVALANCE FAMILY REVOCABLE TRUST  
VANWINKLE GLEN ALLEN  
MASCANGELO DAVID/MONIKA  
GIESLER ALEX DAVID/KELLY ROMERO  
WILLIAMS FAMILY LIVING TRUST  
RHINESMITH ANNETTA E/REX F  
SARRIS JOHN G/KANETZKY JODIE/REBECCA  
HOLYOAK TROY C/HEATHER R  
HOHN ROBIN D/HAZLET DEBORAH S  
OGREN CHRISTOPHER ALLEN  
KOSTELNIK THOMAS M/CONNIE L TR  
ECKENRODE RICHARD L/CLAIRE E  
DI TOMASSO ANDREW S/CHRISTINE M  
STOUT CRAIG/STEPHANIE  
MCCARTHY CONOR/BREENA  
OCONNELL DANIEL T  
KAREN ANN SMIT LIVING TRUST  
REICH CHRISTOPHER D/JENNIFER A  
REITHMANN REVOCABLE LIVING TRUST  
SCHLOTZHAUER GARY ALAN/NIKI D  
HELBIG JASON/STEPHANIE  
POPIEL JOHN C/PICO ANETTE I  
FLEISHMAN ADAM/MELISSA  
TYCKSEN FAMILY TRUST  
DAVALOS RICHARD A/O MARTIZA  
MONTHIE JOSEPH  
MACLEOD FAMILY TRUST  
BELLOMO MARIO V/MELISSA L  
AUGUSTYN MIREK/NELLY  
LARA LEE G/AMBER MARIE  
MILONAS STEPHEN J/FRANTZ KRISTEN

E&A JOHNSON LIVING TRUST  
STRICKLAND CHRISTOPHER/MICHELLE  
SCHURMAN FAMILY TRUST  
TATA BEACHSIDE II LLC  
MCDERMOTT TIFFANY J/BRANDON R  
CONVENTO ARMANDO/JOSEPHINE N  
FISHER ROGER PAUL/JACQUELINE BENITA  
WILSON BENJAMIN C/ANDREA K  
DACORSI MICHAEL/HOLLY BAKER  
MICHELLE R REIF LIVING TRUST  
B C CORNWELL TRUST  
OTTERSBERG CHRISTOPHER RYAN/CHRISTA ARVONIA  
HILL TRAVIS W  
MKL 13424 CHAPAROSA LLC  
WILLIAMS JOHN DAVID/TIFFANY  
PEEPLES TRESCHA A  
EHRlich KEVIN/JEANETTE  
NGUYEN FAMILY LIVING TRUST  
FOX LAWRENCE H/SHELLY  
WILKINSON HOLLY  
MOOSE ALERT FAMILY TRUST  
DAMBROSIO TAMMY LEE/HENKEL CHAD ALAN  
VAN BUSKIRK BRANDON/KARA  
BRUBAKER MARK/LESLIE  
LUCAS MICHAEL D II/SUMMER L  
KARAM REVOCABLE LIVING TRUST  
JOHNSTON DONALD L/DEBRA A  
BRINDLEY SCOTT  
GARY AND SUSIE LUMMER LIVING TRUST  
HOFFMAN GLORIA A  
FEBLES AMAURY  
SMELCER RODGER  
MALONEY MARY KATE  
VISTANCIA MAINTENANCE CORPORATION  
DAHLGREN KEVIN  
LANDRY SANDY/HERRERA DINO  
WALL JASON D/BROOKE R  
GUTIERREZ ESTEBAN J/SONIA B  
BRYAN WILLIAM III  
BRIDGE SHRILEY L/GREGORY PAUL  
SHEN SAMI/AYSHA  
SMITH FAMILY TRUST  
MICHAEL SANDER KRUGLY LIVING TRUST  
COLLINS FAMILY TRUST  
ANDERSON MATTHEW/JILLIAN  
MORGAN MICHAEL L/LIZETTE M  
WOOLERY NATHAN MICHAEL/AMY JOAN  
BRAGG CHARLES H/MUEFFELMAN CLAUDIA S  
CASSINGHAM FAMILY TRUST  
BROWN CAREN ANN  
GORDON BARRY/MARIA  
SCOTT AND KRISTINE DAY FAMILY REVOCABLE LIVING TRUST  
SHERIDAN MICHELLE J/JEFFREY K  
WILLIAM AND RENEE MELANCON FAMILY TRUST  
OLIVIERI MARK M/OBERIK TAMMY CP  
REGINA E AND EARLE J GOODMAN REVOCABLE LIVING TRUST  
TAYLOR JEFFREY WILLIAM/CRISTIE BROWN  
BILLY & SUSAN CARLTON TRUST  
ERIC AND DEBRA PARTHEMER REVOCABLE LIVING TRUST  
GENENDER MICHAEL/ELIZABETH  
PHILLIP D AND GLORIA JEAN MILLER TRUST  
HUNTER GARY/PATRICIA  
LAFFOON WILLIAM H/LORRAINE L  
HANNAN PATRICK/ANA LAURA  
SCHROEDER SAM J/LOLITA MARIE  
THOMPSON PAUL MICHAEL/PAMELA JEAN  
MATELIS ARVYDAS/SHAYNA ELIZABETH  
BELDIN LARRY G/BRENDA J  
WILEY BRENT/STEFANIE  
ANDREW AND JYL JONES FAMILY TRUST  
WELLER KIMBERLY EMMA/BRIAN KEITH  
POLIS SEAN/ZHAKLIN  
JOHNSON CHELSEA JEANNE  
HOGLUND BARBARA/SMITH WILLIAM J JR  
FERREE JOHN N JR/PATRICIA G  
LARRY AND LINDA MARKLAND LIVING TRUST  
HOFFNER RANDY/SUSAN  
PRIME REAL ESTATE VENTURES LLC  
REED ANDREW J/JENNIFER L  
FOSTER CORBY/MELANIE  
KOLEK DENNIS/KARON  
TUCK THOMAS/PATRICIA  
WESTLAKE PROPERTIES LLC  
BAILEY ELLIOT RICKARD/ASHLEE D  
ORTEGA FAMILY REVOCABLE LIVING TRUST  
BARRERA LUIS C JR/STEPHANIE M  
HICKS KENNETH W/CHRISTINE M  
RICHTER REVOCABLE TRUST  
STOCKHOLM FRANK W JR/CHARLENE  
JOHNSON FAMILY TRUST  
BAGLEY GREGORY SCOTT/RAE ANN  
BRIGGS WILL/MELISSA  
HOLBROOK TRUST  
AARON SMIT FAMILY TRUST  
LING ANDREW/SUET F/LEE SUSAN  
BAR AM GUY M/AIMEE B  
SIMPHOUKHAM SOUTHINSOMBATH A/MICHELE L  
SCOTT JOHN D

HANSON KIM FOWDEN/DEVIN Y  
RRIGGINS FAMILY LIVING TRUST  
SEIFERT FRANK/KATHLEEN  
WISNIEWSKI ETHEL  
PROGRESS PHOENIX LLC  
SPEAR NATHAN L/SHERRI  
WOODLAND JEFF PAUL  
HURLEY BRIAN/SHELBI  
MATHIASON ANDREA  
MORRIS CHRISTOPHER/RACHELLE  
DAVID AND LINDA WEST LIVING TRUST  
KENNETH R AND MELISSA E WHARTON LIVING TRUST  
DENNIS R INGRAM ATTORNEY AT LAW LLC  
NOLAN PATRICK J/RANA G  
DASILVA JAIME A  
VENETUCCI LIVING TRUST  
MCKINSTRY RAYMOND P/KATHLEEN E  
CASSENS BRYAN R/KRISTEN L  
LONG VALERIE/CAMERON  
CUNNINGHAM FRANCIS L  
ELLIS RYAN/ROBYN L  
TIDWELL KATHRYN/TRAVIS  
BUCKLIN RUSSELL L JR  
BLANKS BRIAN  
HOLLOWAY DEDRICK/GRACE  
CHEUNG FRANCIS/ROBIN KAYE  
LA VALLEE DANIEL/NICOLE  
THOMPSON JASON  
NEYPES CELEDONIO R/HEATHER SUNSHINE  
KING HOLLY R  
RAPADA EFREN R/GRACE  
ABRAMS WALTER T/CANDELARIO JUANITA  
HEILMAN ZACHARY J/JESSICA  
CASTILLO ALEJANDRO/LAUREN A  
PFABERS AZ 1 LLC  
EDGAR A MCAVOY AND SHARON A MCAVOY REVOCABLE LIVING TRUST  
JOHNSON PAUL J/BREANNE M  
FLEISCHHACKER BRANDON L/LISA M  
ONEAL ROY M/STUMPF RIANA LEE/MANGELS JOHN D JR  
SARGENTO ACHILLES MALAPIT/BLAIR DENEEN MURRAY  
STEFANESCU JOHN S/ELENA  
EZELL CHARLES/ELSA  
SULLIVAN JASON/ANNE  
JENSEN FAMILY TRUST  
KRITENBRINK FAMILY 2023 REVOCABLE LIVING TRUST  
UMOREN MARSHALL E/IFIOK A  
VANTAGE RETIREMENT PLANS LLC  
VARGAS DANIEL/NEAL DESTINY  
PREHN KYLIE/CHRISTOPHER  
KOLARCIK BENJAMIN J/MELISSA M  
GPIT PROPERTIES LLC  
SCOTT E CASTLEMAN AND VICTORIA L CASTLEMAN LIVING TRUST  
WOOTEN GARY L/GLORIA J  
LANGLOIS TAMMI/KEITH  
RUZICH FRANK/THAN PHUONG  
ICARD IAN M/JACQULYN  
PORRAS JONNIE AVENNES T SHERRY  
31100 N 132ND LLC  
DANIEL JAMES AND VIRGINIA S DONNELLY TRUST  
FISCHER DAVID/CHERYL  
YOUNG MARK/JASON  
GOULD CAMERON  
ROSE JASON/WENDY  
REEVES REVOCABLE TRUST  
JAWORSKI RICHARD  
SANDERSON MATTHEW JOHN/KRISTEN RENEE  
ENNIS FRANK ALEXANDER/KRISTEN NICHOLE  
MARY L WALLACE TRUST  
BOTMA JOEL/LEAH  
COUCH JOHN MICHAEL/NICOLE THERESA  
LUND SCOTT/MARCIE  
WIEBEN FAMILY 2007 TRUST  
VOS FAMILY TRUST  
LINZNER STEPHAN/DANIELA  
VILLARREAL JOSEPH A/KATIE A  
BUCHANAN ANTWAN/LYNDSEY  
GARZA CHRISTOPHER SAMUEL  
NICHOLAS KEITH/REBECCA  
KRYSIK KATHLEEN DANIELLE  
BROWN LIVING TRUST  
HUDSON WILLIAM COY  
ERIKSSON MICHELLE/CHRISTIANSEN JAMI  
PLETT RANDY/TWYLA  
BROWN RUBY Y/GARY  
MELINDA M KOBOLD REVOCABLE LIVING TRUST  
TYLER DAVID L  
BAILEY THOMAS E/PEARL M  
NELSON FAMILY TRUST  
CREAN JAMES  
SMITH GREGORY B/JESSICA J  
SMITH ANNETTE/CARY  
GARVER KEVIN L/SHERI L  
LARRY GLENNIS AUSTIN TRUST  
PAVLISH DAVID L/VICKI M  
ZYGOMONT JAMES/MONA  
7C FAMILY TRUST  
GOULDING TRACY A  
STEFFEN FAMILY TRUST

PYLES FAMILY REVOCABLE TRUST  
MARKOSIAN FAMILY TRUST  
MURPHY JOHN/BARBARA  
PATRICK & NANCY DICKERSON LIVING TRUST  
SONG HYUN SIK  
CYGA DENNIS J II/TRACY L  
WADDELL BRENT E  
PAWLOWSKI LARRY W/LAURA L  
MAPLES STEPHEN C/SHERRY L  
HEUER LATEANA  
DOMBROVSKI CODY J/FELICIA A  
SCHULTZ ANTHONY/KIMBERLY  
MESSER MICHAEL K/MCGHEE KELLIE A  
LAMBETH HARRISON REID  
POGHARIAN HRAIR  
PIERCE JEREMY J/JODIE S  
SEPULVEDA JOSE IGNACIO/SANDRA LILIANA  
NEICE ROBERT RYAN/STEPHANIE MARIE  
SHUMYLO ROMAN B/AMY M  
RRTL LLC  
BRIECE LORI  
CHATFIELD DAVID/LIU MIN  
WETZSTEIN JONATHAN M  
BENNETT DANIEL J/TRACI D  
NILSON CHRIS/DIANA  
OLSTAD PAT I/PATRICIA  
GLADDEN GARY A/MARTA L  
SCHRAML RONALD/BOMAN CHELSEA LYN  
RITZMAN JULIE A  
WORX INVESTMENTS LLC  
BAUMER ELIZABETH C/MICHAEL G  
LEROY STEPHEN TYLER/WENDY MELISSA  
TRIGGS BRIAN SCOTT  
GATES STEVEN D  
ZAPATA ANTONIO/DONNA M  
FRAZIER JEROLD S/BRANDY L  
LOESCHER PATRICK J  
RODNEY FICHTER LIVING TRUST  
NEAL AND KIMBERLY SULLIVAN FAMILY TRUST  
VISTANCIA VILLAGE A COMMUNITY ASSOCIATION  
DRH ENERGY INC  
THOMAS FAMILY TRUST  
CHAPMAN DAVE  
HARPER JASON M/MEYER MEGAN L  
FALCON STEVEN/LAMONA  
LAHASZOW TRUST  
BERNAT SHAUN M/ASHLEY M  
MIKKILINENI PRASAD S/DEVI J  
DENNIS A AND KIMBERLY A SHINER LIVING TRUST  
NUTTER DAVID L/JENNIFER A  
BOND SHARON/GARRY  
BAYDO ERNEST P JR/LORI K  
COMPTON ERIN ELIZABETH/LESMEJUAN PABLO  
WHEELER AVERY/SUZANNE  
FEUSSNER ERIC J/CHRISTINA M  
SPOUSE JUSTIN/ASHLEY  
MICELI SEAN C/YVONNE C  
QUAIL VIEW PROPERTY LLC  
DERRYBERRY JEFFREY BOYD  
TUSA FAMILY TRUST  
WALL FAMILY LIVING TRUST  
MARRO CHRISTOPHER J/ERIKA A  
MABEE JASON R/CARRIE J  
MARTY G BAKER AND JIA OAK-BAKER FAMILY TRUST  
MARK A AND HOLLY F TENN LIVING TRUST  
FLANAGAN AMY MARIE  
MURPHY JOHN T/SUSAN F  
WILSON TETON L/AMBER R  
TOPETE JAIME/CRYSTAL J  
COPPERTHITE JAMES/JOANNE  
VASQUEZ-MCCALL BELKIS H/MCCALL JACK  
TARPEY STACEY/JAVIER  
HULSIZER FAMILY LIVING TRUST  
RMASSETTRUST  
DAVIS FAMILY TRUST  
ANNOUAL MIKE  
SURVIVORS TRUST  
ATKINSON KRISTAL DAWN/LEVI DANIEL  
FARLEY CHRIS/REBECCA FIGUEROA  
RATIU FAMILY TRUST  
MCVEY NATALIE/JAMES  
HEW JOHN/PAULA  
PATEL SHEJAL  
HOWE ACQUISITIONS LLC  
DOYLE BRIAN/ROBYN  
MOORE MICHAEL P/ANDREA L  
DAVEY DANIEL/MELINDA  
LANGRAN RORY S/KAREN M  
JOE RILEY CLURE AND ANNETTE THOMAS LIVING TRUST  
POLLEY FAMILY TRUST  
M&L CHEEKS FAMILY TRUST  
MONTAYA DAVID/OHRN ASHLEY  
DAVIS BONNIE L  
YAKUBINIS TRUST  
BONNELL DEBORAH M/WAYNE  
JEREMY STRUNK SOLE TRUST  
VISTANCIA MAINTENANCE CORPORATION  
T AND N PRECIADO REVOCABLE TRUST

JOSEPH E AND BARBARA J MATTINGLY REV LIV TR  
BRIMMAGE FAMILY TRUST  
SPURLOCK MICHAEL SHANE  
BENJAMIN AND AMANDA KATZ FAMILY TRUST  
CARL A ANDREEN REVOCABLE TRUST  
EWING JOINT REVOCABLE TRUST  
BLACKSTONE AT VISTANCIA COMMUNITY ASSOCIATION  
MIKLIN KAREN D/SCHOCKET ALAN L  
TRILOGY AT VISTANCIA COMMUNITY ASSOCIATION  
PETER A WISNIEWSKI FAMILY TRUST  
BROWN MICHAEL DAVID/RUSSELL MELISSA SUE  
COOPER CHARLES L JR/JOELLYN JEANNE  
DIDIOT GEORGE M/DOLORES L  
LOISEL DANIEL/CHRISTA  
FESSENDEN DAVID LONG III/CHARLAINE JOAN  
BARILLAS FAMILY REVOCABLE TRUST  
JOHNSON VELDA JEAN/DUDZIAK MICHAEL  
VISTANCIA VILLAGE A COMMUNITY ASSOCIATION  
POSNER FAMILY TRUST  
ROBERT W AND SANDRA J MCMICHAEL REV LIV TRUST  
WILLIAM B HAIGH AND NANCY JO HAIGH REVOCABLE TRUST  
GARY R AND BONNIE S LAUGHLIN INTER VIVOS TR  
QUERCIAGROSSA THEODORE B/JANICE L  
HARMAN ROBERT/DARLENE  
PJM TRUST  
LUTZ FAMILY TRUST  
ROACH FAMILY TRUST  
JOHN G KETELHUT AND STEPHANIE A KETELHUT REVOCABLE TRUST  
JOHN N FIELDS REVOCABLE LIVING TRUST  
CHARLES AND JUDITH BEDARD LIVING TRUST  
MUSSELMAN DOREEN FAYE  
HOLLY THOMAS JOSEPH  
SILVERBERG STEVEN EARL/JULIE JOAN  
MOHR LYNN  
MARTIN FAMILY TRUST  
RICHARD AND PAULA BABIN LIVING TRUST  
STEVE AND GAYLE ERICKSON TRUST  
JOHN R SUDERMAN AND KATHY J SUDERMAN FAMILY TRUST  
SCOTT C BURMEISTER AND DEBRA L BURMEISTER REVOCABLE TRUST  
MATOFF RICHARD I/PHYLLIS R  
DEERING FAMILY TRUST  
NOVAK ARTHUR L/MARY A  
DRUMWRIGHT FAMILY TRUST  
BRIAN A SCHEELE TRUST/SANDRA K SCHEELE TRUST  
ROBERT C AND DIANA L REYNOLDS REVOCABLE TRUST  
JESSEN SALZER LIVING TRUST  
KHETIA PREMAL  
WARREN A EICHER AND DONNA R EICHER FAMILY LIVING TRUST  
GERALD B GURTLER AND SANDRA M GURTLER TRUST  
DOLAN JOHN/LORRAINE  
NEWMAN JERRY J/BARBARA A  
CHURCH SANDRA LYNN  
STRALEY JUDITH ANN  
VAN SCIVER FAMILY TRUST  
CHARLES I AND KATHLEEN M BROWN LIVING TRUST  
COUGHLIN FAMILY TRUST  
SMITH PAUL B/JUDI J  
NARENDRA AND ALKA SHAH LIVING TRUST  
TRUMPET HILL REVOCABLE LIVING TRUST  
JAY H SIMON AND VICTORIA L SIMON FAMILY TRUST  
DISCHER MARY/GROVE VICKI L  
MICHAEL AND MARY-BETH RIGG FAMILY TRUST  
PARDI TONY V/JOYCE K  
NEILL JEFFREY J/LORI A  
LEVY MCDONOUGH TRUST  
KAREN BERNER LIVING TRUST  
BRENN LIVING TRUST  
LOOSE FAMILY TRUST  
ANTONITA FAMILY TRUST  
OCONNOR FAMILY TRUST  
AKMAN SYDNEY/ALENE R  
DAVID W MATTSON AND JANET J MATTSON FAMILY TRUST  
GAUTHIER GREGORY M  
GRIFFITH ROBERT LINDLEY/GABRIELLE  
DONAVEN DOUGLAS C/MARILYN E  
CHRISTOPHER J PLUNKETT TR/DAWN M PLUNKETT TR  
FALCETTI FAMILY LIVING TRUST  
NAGEL LIVING TRUST  
WILSON FRANK D/DIANNE  
WRIGHTSON FAMILY TRUST  
COLLIGNON BRIAN/JOAN  
JOHNSTON MARK F/CHERYL D  
MITCHELL NICHOLAS A/PATTI LYNN  
VICTORIA K WRIGHT LIVING TRUST  
KLEIN DEBORAH ANN  
LARRY D AND RONDA J FETKENHIER LIVING TRUST  
CLARK FAMILY TRUST  
LAFORET RICH ANTHONY/LINDA SUE  
BOSS REVOCABLE TRUST  
RICHARD A SANTINI FAMILY TRUST/CATHERINE E SANTINI TRUST  
KIMBERLY E STUHR LIVING TRUST  
CARL S THOMPSON AND PAMELA D THOMPSON TRUST  
JAYNE BRISCOE REVOCABLE TRUST  
KRUSE FAMILY TRUST  
DOYLE JOHN P/NATALIE  
BRENNA ROBIN LEE/CAROLYN SPENCER  
T & D CHACE TRUST  
PORTER FAMILY TRUST

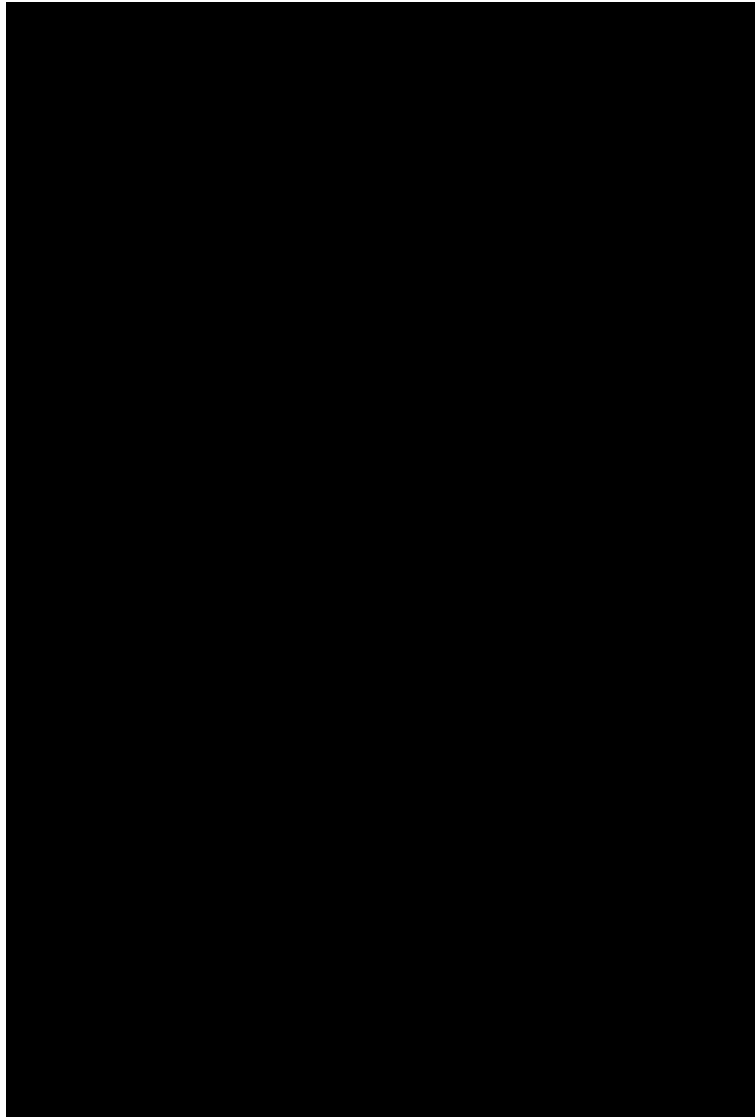
NAGENGAST JAMES D/HEATHER J  
BIRTELL CLAYTON V/SARA M  
CARRIE LYNN BABICH DECLARATION OF TRUST  
ROSS FAMILY TRUST  
GREEN CHAD/KRISTI  
THIEN PHAM LIVING TRUST  
ST PIERRE PAUL/LINDA  
JAMES AND DENISE VEITENHEIMER REVOCABLE TRUST  
THOMPSON DIRCK  
FISHER EDWARD M/RUTH  
DENNIS A MERENS AND JUDY G MERENS TRUST  
FEDE SPERANZA TRUST  
SCHROEDER MARK R/LESIA K  
GUBIN BRADLEY D/DUNNE SHAELA C  
THOMPSON REYMANN TRUST  
HEYDARI MOHAMMED/TAMMY DAWN ELLIOTT  
BEVERLY L BURKE FAMILY REVOCABLE TRUST  
DLUGOSZ FAMILY TRUST  
ANA MARIA GILL 2008 TRUST  
BROWNELL FAMILY LIVING TRUST  
HALUPKA FREDERICK ROBERT JR/KARLINE JEAN  
STENHOUSE REVOCABLE LIVING TRUST  
DORION CRAIG E/ALISA L  
BUCKLEY JAMES C/KWON ELAINE Y  
RUSSELL AND TERESA FORNATOR REVOCABLE FAMILY LIVING TRUST  
ANKER FAMILY TRUST  
NANCY S PATTERSON REVOCABLE TRUST  
ALAN AND GERI CHESEBROUGH REVOCABLE TRUST  
MOREHOUSE FAMILY REVOCABLE TRUST  
RENNAE L WARD TRUST/RENNAE L WARD IRREVOCABLE TRUST  
JOZWICK LIVING TRUST  
WAECHTER LIVING TRUST  
WEBB ROBERT MICHAEL/ROBERTA MALIE  
MULHOLLAND JOHN M/BARBARA  
CRAMER FAMILY LIVING TRUST  
FAHRNI BRUCE C/SUSAN J  
ARNOLD PETER/MARIA  
LISA A STANGE REVOCABLE TRUST  
ELM DEE L/NANCY A  
POPADYENTZ RONALD J  
TAYLOR ERIC R/ANNA A  
MARK AND LAURA PAGE LIVING TRUST  
KAREN VAUGHN REVOCABLE TRUST  
STONECREST REVOCABLE TRUST  
ACORN REVOCABLE LIVING TRUST AGREEMENT  
HAUSER GREG J/LISA D  
MARGO PIPER DECLARATION OF TRUST  
HANSALIA JAY R  
JAMES & JEANNINE RUETZ TRUST  
CHANDRA FAMILY TRUST  
FREEDLANDER RICHARD S/SHINDLE LAUREN I  
CJS FAMILY TRUST  
WESLEY ROBERT EGGERS AND DONNA MARIE EGGERS REVOCABLE TRUST  
PIANIN FAMILY TRUST  
VISTANCIA MAINTENANCE CORPORATION  
BERRETTINI VICKIE B/ROBERT B  
MEYERS RICHARD E/CYNTHIA L  
TETEN FAMILY TRUST  
FALK TYLER R  
LUIS CARLOS BENAVIDES AND SHERYL JEAN BENAVIDES TRUST  
ROBERT AND EVA LENZINI TRUST  
GREG YOUNT TRUST  
WINKLER MARK/SUSAN  
DEBORAH FLICEK REVOCABLE TRUST  
DETRICK CHRISTINE M  
HIXSON REVOCABLE TRUST  
ZAJICEK JAMES E/ANNA M  
JEFFREY D HURD AND ELIZABETH A HURD TRUST  
ZORFAS MARK BLAIR/NANCY J  
HAROLD AND CAROL EMME LIVING TRUST  
ZELMA SIMPSON TRUST  
PUSACK DAVID GEORGE/ANNIE KUO  
HOLBERT FAMILY REVOCABLE TRUST  
MAYS MARK/POWERS PEGGY  
SUSAN A TROUT TRUST  
WOLFORD SUSAN J  
GREENBERG FAMILY LIVING TRUST  
WOODS COY E/DAWN A  
BRUDI ERIC C/AMY C  
JOHNSON EDWARD C/TERRY L  
LOGGINS FAMILY LIVING TRUST  
SMITH FAMILY LIVING TRUST  
WILSON DIANE T  
DOUGLAS AND KELLY PITCAIRN LIVING REVOCABLE TRUST  
JANELLE A GUZIK LIVING TRUST/TERESA L SPINELLI LIVING TRUST  
NELSEN FAMILY TRUST  
MELLEN FAMILY LIVING TRUST  
BARTON AND LISA BROWN FAMILY TRUST  
JANELLE SPEER LIVING TRUST  
MARCHANT LIVING TRUST  
KLEIN DONNA  
SHARON B SHAFER TRUST  
STUBACK JOEL HERBERT/CHERYL/KREISBERG ALICIA  
WEBER TRUST  
CARBONE TRUST  
SMITH ROSELA  
HECK FAMILY TRUST  
SUSAN BUI BERGEN TRUST/WILLIAM T HIPPENSTEEL TRUST

JOHN AND TERI BAY FAMILY TRUST  
TRILOGY AT VISTANCIA COMMUNITY ASSOCIATION  
GRANT DOUGLAS J/SUZANNE  
KNEBEL EDWARD M/LOPACINSKI PATRICIA A  
FULLER MICHAEL S/SUSAN C  
WATTENBARGER RICHARD DOUGLAS/EDNA SUE  
LIZABETH MILLER REVOCABLE TRUST  
RAHILLY MICHAEL/HYDER DIANE  
SCOTT WILLIAM K/JOLENE K  
BAKER SEARS REVOCABLE TRUST  
EDWARD W KERR AND CLAIRE L KERR REVOCABLE TRUST  
ROBERT M KOELLER REVOCABLE LIVING TRUST  
BECKLER RICHARD W/RUTH L  
FASSETTE MICHAEL A/DARLENE A  
CHRISTINE M PAVEL 2001 LIVING TRUST  
MORENG FAMILY LIVING TRUST  
RENEE C WEISSER LIVING TRUST  
SCHEAR FAMILY REVOCABLE TRUST  
STEVEN L AND GLORIA M MEFFORD TRUST  
RICHARD AND PEGGY GREGORY FAMILY TRUST  
DAHL NELSON D/PAMELA F  
REINOEHL RICHARD G/ROBIN N  
RONALD POLON 2017 LIVING TRUST  
SOVELL KAREN L/KIM SUZANNE  
LOUDON FAMILY TRUST  
EGUIA LEON JR/JUANITA SYLVIA  
2023 CYNTHIA S HECK TRUST/MARGARET BRUSSAT REVOCABLE TRUST  
LARRY S BORESS AND SHERI J BORESS 2010 TRUST  
WILLIAM AND JAN MORTON LIVING TRUST  
LOEB GARY A/DENISE C  
ROBERT L KLEE JR AND VIVIAN K KLEE LIVING TRUST  
POWERS KAREN A/BUSCHERT CHARLES J  
ROGERS DOUGLAS BRUCE/SHANNON MARIE  
DIANE MATHA TRUST  
OVERBAUGH ANTONY N/STACIE K  
MARY R TROTTER REVOCABLE TRUST  
HOLLANDER GENA ANN  
HUGHES REBECCA L  
GUNNERSON WILLIAM T/NATALIE J  
LEARDINI FAMILY LIVING TRUST  
FREEDOM TRUST  
GRANGER FAMILY TRUST  
LAURIE WALONS RAHN RESTATED REVOCABLE TRUST/SCOTT W RAHN RESTATE  
REVOCABLE TRUST  
MANNING DAVID R/LISA A  
WINOKUR RONALD RICHARD/KAREN MARIE  
BROWN THOMAS DAVID/GOULD LAVONNE ARLEENE  
LAWSON WILLIAM L'ANNETTE M  
BROWN ARTHUR EUGENE/ALFREDIA FAYE  
MAKOS SALLY  
WISE SUSAN E/TIMOTHY S  
MICHAEL & KATHY TAPLIN TRUST  
JOHN AND DENISE COBURN REVOCABLE TRUST  
HOLLAND BRYAN E/HOLLY  
MATTINGLY FAMILY TRUST  
DAVID J FEINGOLD REVOCABLE TRUST  
LUND CHRISTOPHER JOHN/JILL ORLETTA  
CLEMENTS LIVING TRUST  
DAVID DION AND JILL DION LIVING TRUST  
STALSBERG GINA  
LOYETTE LYNN FISHER LIVING TRUST  
CERAULO PAULA B/PHILLIP W  
JOHN M SCHMITT AND DIANE K SCHMITT REVOCABLE TRUST  
ROBERT AND RHINA HALVERSON LIVING TRUST  
DAMM LAWRENCE PETER/LISA MICHELLE  
DOUGLAS L STAYROOK REVOCABLE LIVING TRUST  
WARNER NEIL GRANT/PENNY J  
BRAUNSTON DENNIS RICHARD/LAUREN ANN  
HENDERSON MERRILL DOUGLASS/ELLEN LOUISE  
MAIN JAMES R/BARBARA A  
JULIA M MENNET 2015 TRUST  
PEGGY ELIZABETH LEHAGRE TRUST  
VEYSEY VERNON G/LISA M  
WESTLAKE BEVERLY K  
MEYERS PATRICIA ANN  
ZARRIN LYNNE E/BAILEY KEITH T  
PORTER SAMMY KENT/KATHLEEN M  
BUCHANAN RICHARD L/JANET A  
HATFIELD SUSAN AMY  
BUSCHKO MICHAEL D/MARY JO  
MARSHALL AND CHARLOTTE DANN COMMUNITY PROPERTY TRUST  
LEONARD MICHAEL J/ANGELA A  
SCOTT FAMILY LIVING TRUST  
ARTHUR JOINT TRUST  
JAMES ROBERT E/JEAN I  
JANSEN WILLIAM POSER/SONIA ANDREA  
SECORD IAN REID/SIMPSON-GALNA MARY LUCY  
CULL DAVID G/LAYLA A  
MOSSBURG THOMAS J/RANDEE L  
RICHARDSON JERRY/SHIRLEY  
EATON PAIGE  
BACA AMADO A/BUNKER DEBORAH K  
BRIAN M CARLSNESS AND SUSAN M CARLSNESS FAMILY TRUST  
CLARK STEVEN N/RIMA DONNA  
SMITH-GILL REVOCABLE TRUST  
DAVID J MARTINEZ AND DEBORAH R MARTINEZ REVOCABLE FAMILY TRUST  
FARNSWORTH ROMA  
BEHRENS JOSHUA A/TAMMY C

MARCIA GREEN REVOCABLE TRUST  
HEMLER DOUGLAS E/KELLY-HEMLER KAREN M  
WEBB FAMILY LIVING TRUST  
MYLES FAMILY TRUST  
JEFFREY S HAAS AND KAREN L HAAS REVOCABLE LIVING TRUST  
STEPHEN M BANCROFT REVOCABLE LIVING TRUST  
MAUK DANA E/SUSAN E  
HR Z REVOCABLE LIVING TRUST  
ZAVOS DAVID R/JAYNE M  
CAROL FITZPATRICK REVOCABLE LIVING TRUST  
COURTNEY BATTAGLIA TRUST  
LUMPKIN AND FARAH FAMILY LIVING TRUST  
2004 GILES FAMILY REVOCABLE TRUST  
TIMMINS JAMES QUINN/CARMEN HANSEN  
WEIKERT FAMILY TRUST  
THOMAS EAPEN/ANNE EAPEN  
KARPINSKE CHARLES FRANCIS/CARLA JEAN  
HART HOLLY RUTH  
RAYMOND AYSIN B  
DOLAN DANIEL C  
RENEE SHULMAN LIVING TRUST  
STEWART RONALD A  
KILCOYNE SHELLEY/MARTIN JOHN  
SHAFFER ROBERT J/STANO CATHRYN M  
LINDA MITCHELL SIMPSON AND IAN CAMPBELL REVOCABLE TRUST  
MCALLISTER GREG A/PORTA MELISSA A  
MILLER FAMILY TRUST  
SHMAGIN MITCHELL E  
MARTIN TRUST I  
TURNER FAMILY REVOCABLE TRUST  
A TO Z TRUST  
MICHAEL P WISE AND BRENDA K SCHIEFFERT-WISE LIVING TRUST  
PFENNINGER FAMILY LIVING TRUST  
MCISAAC FAMILY TRUST  
REVOCABLE TRUST OF PAULENE KAY SCHOCK  
DAEON S FAMILY TRUST  
BOEHM LEE IRVIN  
MIKLIN JERRY S/FREDA A  
DYER DIANA S  
MCCLENDON SAMUEL KEVIN/JANA LEE  
COATY TIMOTHY A/SUSAN K  
CHURCH CYNTHIA/KEVIN E  
HENDERSHOTT MICHELLE L/BRIAN D  
FROST ROBIN/HAL  
CHARLES K PIET AND IVY J PIET REVOCABLE TRUST  
MURPHY ROBERT M/LILLY  
LYDON ROBERT M/SUSAN R  
SHANNON BRADLEY S/LORI L  
BLENSKI ROBERT R/DIANE  
MAIELLO FAMILY LIVING TRUST  
KLAUS CATHERINE ALICE/STEVEN LEO  
JOHNSON ROBERT P/GAIL D  
BAUMAN LIVING TRUST  
ANDERSON JANET M/STEVEN C  
STRAHL SCOTT ALAN  
DAHL BRADLEY J/TORRE S  
VARGAS CARLOS B/LANELLE S  
RISING PHOENIX TRUST  
BALLEW DAVID/CHRISTINA ANNE  
GENUALDI MARK GERARD  
LORA K NASBY REVOCABLE TRUST  
PALMER TIMOTHY/RAMONA  
LUGO ANA MARIA/BONILLA GABRIEL A  
DUFOR FAMILY LIVING TRUST  
BROWN MELISSA KAYE  
MOWERY DEAN D/MARY ANN  
BUHRER SCOTT/IVES LISA M  
TOTTY EARL JR/ KAREN DENISE  
LIVING TRUST OF HEIDI A ELLIS  
HARTNETT EDWARD JOHN JR/BLACKSTONE TERRIE LYNN  
JACK AND BESS JONES FAMILY TRUST  
CHRISTOPHERSON KAREN J  
COOL RED PONY TRUST  
TIMOTHY DANIEL LEONARD REVOCABLE LIVING TRUST  
PAULA K LIPSON & DEBORAH J CHROBAK REVOCABLE TRUST  
DEAN FAMILY REVOCABLE TRUST  
RADOL ROGER B/WEXLER ROBIN  
DUBROW FAMILY TRUST  
OBRIEN LORI ANNE/THOMAS MICHAEL  
RIETH FAMILY TRUST  
DANIEL & JANE ESPING TRUST  
DEN BOER FAMILY TRUST  
BRETZ THOMAS/FRANCINE  
DANIEL AND MARILYN GRENCI FAMILY TRUST  
WEISER FAMILY TRUST  
JEFF AND FRAN LIVING TRUST  
KRUEGER FAMILY TRUST  
YOUNG TRACY L/CINDY J  
FEINSTEIN FAMILY LIVING TRUST  
MOSIER CRAIG LYNN/GAYLOR MAREN KIRSTEN  
PERALTA FAMILY TRUST  
ZERCHER LIVING TRUST  
MARCIANI ROBERT J/MARIE ANTOINETTE  
COSSMAN ROSEANN  
ROSEMARY D BROWN REVOCABLE LIVING TRUST  
JOHNSON EDDIE C/ACELA  
ISRAEL DAVID A/ROSENFELD AUDREY K  
ARLENE A BUNT REVOCABLE TRUST

WILLIAM KOWALSKI AND DEANNA MARAS KOWALSKI JOINT LIVING TRUST  
SALLY ANN ODETTE LIVING TRUST  
COUNCELL THOMAS W JR/PAMELA L  
MCCASLIN-BARRAZA REVOCABLE LIVING TRUST  
GARY AND TERRI DEVEAU LIVING TRUST  
CHARLES MAIER FAMILY REVOCABLE LIVING TRUST  
BROOKS DAVID MICHAEL/ELLEN HICKSON  
POMERANZ COMPANY LLP  
P & G VOGL FAMILY TRUST  
BYRON AND DINA GARDNER 2020 FAMILY TRUST  
SMITH DAVID R/LAUFER-SMITH DEBORAH A  
BUSHNELL GAYLE/FUNK DANIEL  
HORNOR FAMILY TRUST  
FINE LOUIS/DIANNE C  
KAMINSKI KENNETH M/CINDY M  
TERRANCE AND LISA DUNNAM LIVING TRUST  
STALIN FAMILY LIVING TRUST  
VINCENT M AND THERESA J MURRIETTA LIVING TRUST  
DENNIS KENNETH/POWER DOREEN  
RANDAL D MILLER AND VICTORIA E MILLER REVOCABLE TRUST  
TRUST AGREEMENT OF PAUL AND WENDY KERSTEN  
SHILL FAMILY TRUST  
DUFF APRIL M/ROBERT M  
BAGINSKI WENDY F/MICHAEL J  
HESSEMAN JAMES C/DEBORAH J  
PARK DIANE A/STEVEN M  
MJH MH TRUST  
BLACKMAN LEAH LINZEY  
TAYLOR DONALD WILLIAM/DEBRA LYNN  
CHRISTINE M SHERER FAMILY TRUST/MAUREEN A FAIRBANKS REVOCABLE TR  
MARVEL J BAILEY LIVING TRUST  
BECK HOWARD S  
SLOSAR TRUST  
POWELL ROGER L/VIRGINIA A  
DESTRUEL FAMILY LIVING TRUST  
FOLLANSBEE JEFFREY E/BRENDA G  
STEVENSON TRACY L/STROJUJY DAVID D  
AUER REVOCABLE TRUST  
MOY STEVEN/CAROL  
THOMPSON GREGORY SCOTT/JEANNE MARIE  
ALLEN FAMILY LIVING TRUST  
ROESLER-HILL FAMILY LIVING TRUST  
CENSORIO FAMILY LIVING TRUST  
M & K GRANT TRUST  
SPIEKER RICHARD J/ELIZABETH M  
SCHWAB GEORGE JOE II/DIANE  
MCCLURE JOHN MARK/TERESA GAIL  
GARCIA RUBEN/MCELDERRY MARY K  
2023 PARKS REVOCABLE TRUST  
PACIOREK STACI MARAZONI/MICHAEL A  
PEGGY EILEEN SMITH LIVING TRUST  
JOSEPH SCOTT DEROEST AND KIMBERLY ANN DEROEST LIVING TRUST  
OSBORNE FAMILY LIVING TRUST  
CATHRYN ANN BASSETT LIVING TRUST  
KING PATRICIA BUCKLEY  
BENSON CHARLES WILLIAM/GABBARD-BENSON ANGELA  
MILLERHAGEN JAY OLIVER/CATHERINE CROFTS  
STROHACKER DENISE ANN/MUNSON RICHARD GLEN  
WEST DONALD J/VICTORIA M  
JONES MARK  
JANIS L DURST REVOCABLE TRUST  
VITALE JOHN/PATRICIA M  
LOUGHLIN TRUST  
ABERNETHY JANET T/LUTHER  
PLOGG WILLIAM/CYNTHIA  
BOUWHUIS COLETTE/THOMAS  
MAULTASCH LIVING TRUST  
MOSKOW FAMILY TRUST  
PETERSEN CLARK TRUST  
REDDY REBECCA/INEZ/JAMES FRANCIS  
MARTINEZ ALBERT/JILBETH  
EAGLE KATHY L/RICHARDS TODD B  
ABENDHOFF MICHAEL ROBERT/CYNTHIA SUE  
HASTINGS FAMILY TRUST  
FIRNHABER FAMILY TRUST  
MARCIA B D ALESSANDRO DECLARATION OF TRUST  
BURDZY JOSEPH GEORGE/DIANA P  
MAGRANE JOHN T/LISA A  
JIM AND ELLIE SWINEHART FAMILY TRUST  
BIRCHFIELD ROBERT A/WOODBY MARY E  
RODNEY S NICHOLS AND DARLENE M NICHOLS REVOCABLE LIVING TRUST  
CALDWELL FAMILY 2003 REVOCABLE TRUST  
WILLSON GARY D/CYNTHIA S  
BAISCH JAMES M/KAREN K  
FAIRCHILDS FAMILY REVOCABLE TRUST  
DONALD D KOLTS AND JANICE L KOLTS TRUST  
MICHEAL T AND LAURA C NICHOLS LIVING TRUST  
QUEST FAMILY TRUST  
LANGE LIVING TRUST  
GRUBBS FAMILY TRUST  
HASSMAN FAMILY TRUST  
KEVIN G LEFAVOUR AND ANNE M ZVIRBLIS TRUST  
ROSLAND FAMILY TRUST  
ZIEGLER FRANK J/JILL E  
TU ROGER H/FRANCES L  
JUNTTI LIVING TRUST  
SUSAN G MYERS LIVING TRUST  
BESKIND JAY P/DIANA R

MOODY BRIAN/LUCINDA  
CAVALIERE TRUST  
CALDENTEY 2003 FAMILY TRUST  
STIVERS DANIEL CHRISTOPHER/PEGGY LYNN  
DEDO DANIEL J/SHELLY S  
NOWOTARSKI DENNIS H  
SEAL CLARE ALDINGTON/MARY JANE  
DICARA JOSEPH E/BEATRICE M  
FAY JOHN L/ANITA C  
DICARA VICTOR LEO/LINDA  
FINKLE FAMILY TRUST  
NUNEZ RAMON C/JOANN MARY  
VANDENBERG SCOTT/DIANE  
MILLER THOMAS/ANGELA G  
LAWRENCE E LUKAS AND DEBORAH LUKAS REVOCABLE TRUST  
BLOOM JAMES M JR/MAUREEN A  
RONALD AND SHIRLEY THOMAS TRUST  
W J AND H COLLARD 1997 TRUST  
ROWE FAMILY TRUST  
WILLIAM J MOLLOY AND PAMELA S MOLLOY TRUST  
BURCH ERIC/LISA LOUISE  
SUPPO PAUL A JR/VICTORIA A  
BURNS KAREN S/KEVIN P  
EDWARD J COOKE LIVING TRUST  
PFLUG FAMILY TRUST  
STEPHEN R ANTHONY AND CHRISTINE M ANTHONY LIVING TRUST  
MATHEWS CHRISTINE SUZANNE/MOON GREGORY  
WAYNE AND LINDA ROBINSON FAMILY LIVING TRUST  
HAASE FAMILY REVOCABLE LIVING TRUST  
NIEDZWIECKI ROBERT M/SABINE  
DEBORAH BRANDT REVOCABLE TRUST  
DECKER SHAWN/WEBER JOHN  
DSURNEY ROBERT/MARIA  
RICHARD S WILKES AND JERI L WILKES TRUST  
ROGER D AND DIANNA J PRYOR LIVING TRUST  
ZONN SIDNEY/ELLEN B  
FORREIDER MARK ALLEN/JUDITH LYNN  
LOWENBERG CRAIG LAWRENCE/HOSTETLER NANCY LEE  
RODIN JAMES A  
HARWARD CHRISTOPHER G/NICOLA  
RYDER RYLEY REECE REVOCABLE LIVING TRUST  
KU YAO-TIEN/DENG SHIH-JING  
BEAZER HOMES HOLDINGS LLC  
SCHUTZ JESSICA/NIX HENRY  
WASHINGTON STACEY/CLIFFORD  
LEVEL 12 LLC  
REDFIELD JAMES GREGORY II/HEATHER LYNN  
MELENDEZ ALFREDO JR  
Trilogy Boulevard (Trilogy at Vistancia)  
Trilogy West (Trilogy at Vistancia Comm. Assoc.)  
Blackstone at Vistancia Community Association  
Granite Hills Community Association  
Sonoran Place  
Mystic at Lake Pleasant Heights  
Village at Vistancia  
North Pointe at Vistancia



# TAB D

<u>RESIDENT NAME</u>	<u>COMMUNITY (IF KNOWN)</u>	<u>ADDRESS (IF KNOWN)</u>	<u>MAIN CONCERN(S)</u>	<u>DATE OF CONTACT</u>	<u>METHOD OF CONTACT</u>	<u>TEAM MEMBERS</u>
<b>BARB ROBBINS</b>	North of Lone Mountain		Traffic	5/21/25	Phone	Chris Shipley
<b>DR. LORETTA CHEEKS</b>	Entrada		Density, Home Height	5/21/25	Email	Josh Hansma, Kurt Jones
<b>VICTORIA SUPPO</b>	Unknown		Traffic, Road width	5/19/25	Email	Josh Hansma
<b>RENNAE WARD</b>	Vistancia		Traffic	5/23/25	Email	Josh Hansma
<b>LINDA SIMPSON</b>	Trilogy		General, Density, Traffic	5/24/25	Email	Josh Hansma
<b>KIM STUHR</b>	Trilogy		Traffic/Border Area	5/29/25	In-Person	Josh Hansma
<b>STEVE DAVITT</b>	Unknown			6/16/25	Email	Josh Hansma
<b>ERIKA MARRO</b>	Desert Vista		Traffic/Border Area	6/7/25	Email	Josh Hansma
<b>TOM BOTTORF</b>	Trilogy		General	3/27/25	In-Person	Josh Hansma Chris Shipley
<b>PEGGY NEELY</b>	Vistancia		General	4/2/25	In-Person	Josh Hansma Chris Shipley Kyle Moyer
<b>MATT BULLOCK</b>	N/a		N/a	3/25/25	In-Person	Kyle Moyer Chris Shipley Kurt Jones

<b>JOHN &amp; DEANNA MARKOSIAN</b>	Unknown	General	5/7/25	Email	Kurt Jones
<b>MICHAEL SIMPSON</b>	Trilogy	Traffic, Buffer	5/7/25	Email	Josh Hansma
<b>GREG MCALLISTER</b>	Unknown	N/a	6/2/25	Email	Josh Hansma
<b>CHERYL BONDHUS</b>	Unkown	N/a	6/2/25	Email	Josh Hansma
<b>NEIGHBORHOOD NOTIFICATION LETTER SENT</b>	N/a	N/a	5/12/25	Email	Josh Hansma Kurt Jones
<b>NEIGHBORHOOD MEETING</b>	N/a	N/a	6/4/25	In-Person	Whole Team
<b>FOLLOW UP TO NEIGHBORHOOD MEETING ALL ATTENDEES</b>	N/a	N/a	6/11/25	Email	Josh Hansma

Kyle has had 3 phone conversations with Linda Simpson, Victoria Supo, and Mary Cassellius.

**Resident Email Correspondence Since the Neighborhood Meeting:**



Monday, June 2, 2025 at 11:43 AM

To: Josh Hansma; Cc: Sarah Dircks; Kurt A. Jones

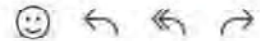
Josh,

I understand that a TIA was included with the application to the city. Can you please email it to me or provide a link where I can view it? The city will not do so.

Thank you,

Victoria Suppo

Re: . Lone mountain and 135th PAD



 Josh Hansma <josh@kylemoyer.co...>

Monday, June 2, 2025 at 2:50 PM

To: v s

Ms. Suppo,

I am following up in regard to your message to Kurt Jones. I am a Community Outreach Coordinator working with Shea/Toll/Lennar on the project at Lone Mountain and 135th. I am happy to serve as your primary point of contact regarding matters related to the project. Thank you for your message and your inquiry. I have forwarded your request to our engineering team and will follow up with you directly once I have a response.

You may already be aware, but I would like to extend a reminder invitation for you to join us at our Neighborhood Preview Meeting this Wednesday evening, June 4<sup>th</sup> from 6:00-7:30pm at Vistancia Elementary School located at 30009 N Sunrise Point. We will have many of our expert development team members such as designers, architects and engineers present to answer questions and address concerns. This will be an excellent opportunity to get acquainted with the key planners as the project moves through the public process. I hope that you will be able to join us.

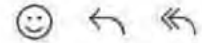
Again, thank you for your inquiry. I look forward to continuing our dialogue and fostering a positive working relationship.

Many thanks,  
Josh

**Josh Hansma**  
**Associate, Kyle Moyer & Company**



Re: . Lone mountain and 135th PAD



Monday, June 2, 2025 at 3:45

To: Josh Hansma

Hi Josh,

Thanks for reaching out. Unfortunately, my husband and I are unable to attend the June 4th meeting. Perhaps it will be recorded to watch later?

Victoria

Re: . Lone mountain and 135th PAD



Ⓞ Kurt A. Jones <kajones@tblaw.c...>

Thursday, June 26, 2025 at 2:34 PM

To: 'Sarah Dircks'; Josh Hansma; Ⓞ Kyle Moyer

Victoria, we are still working with the city's transportation department on some internal street design issues and other analysis within the document.

When we resubmit to the city, we will update our traffic impact analysis and include it in our resubmittal. Thank you.

Kurt

Kurt Jones  
480.225.8937

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From [REDACTED]

Date: Wednesday, August 27, 2025 at 3:14 PM

To: Diego Ortiz <[Diego.Ortiz@collierseng.com](mailto:Diego.Ortiz@collierseng.com)>

Subject: Preliminary Plat Application Lone Mountain and 135th Ave

**This Message originated outside your organization.**

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Good Afternoon Diego,

I received a notice from the city of Peoria regarding the preliminary plat application for the subdivision at Lone Mountain and 135<sup>th</sup> avenue. My property borders this development. Would you please email me a copy of the preliminary plat drawing(s)?

Thank you,

Victoria Suppo

**From:** Kyle Moyer <[kyle@kylemoyer.com](mailto:kyle@kylemoyer.com)>  
**Sent:** Thursday, August 28, 2025 8:35 AM  
**To:** [REDACTED]  
**Cc:** Diego Ortiz <[diego.ortiz@collierseng.com](mailto:diego.ortiz@collierseng.com)>  
**Subject:** FW: Preliminary Plat Application Lone Mountain and 135th Ave

Good morning Ms. Suppo,  
I was forwarded the email message that you sent to Diego Ortiz yesterday. I am serving at the community outreach coordinator for the Lone Mtn and 135<sup>th</sup> project on behalf Shea, Toll and Lennar. You might remember that we spoke by telephone back in June and have exchanged a few emails. Please consider me your *primary point of contact* for the project. I have requested the Preliminary Plat from our development team and hope to have it over to you by tomorrow before the holiday weekend.

Thank you for your outreach and engagement.

Very best,  
Kyle

**Kyle Moyer**  
**President, Kyle Moyer & Company**



(602) 999-1727 (m)  
[KyleMoyer.com](http://KyleMoyer.com)

---

**From:** [REDACTED]  
**Date:** Thursday, August 28, 2025 at 10:02 AM  
**To:** Kyle Moyer <[kyle@kylemoyer.com](mailto:kyle@kylemoyer.com)>  
**Cc:** 'Diego Ortiz' <[diego.ortiz@collierseng.com](mailto:diego.ortiz@collierseng.com)>  
**Subject:** RE: Preliminary Plat Application Lone Mountain and 135th Ave

Thanks Kyle. I reached out to Colliers Eng. because that is what the notice showed who to contact for questions. Will there be another TIA? The one that I reviewed was noted as preliminary. I will watch for your email with a copy of the plat.

Thanks,  
Victoria

---

**From:** Kyle Moyer <[kyle@kylemoyer.com](mailto:kyle@kylemoyer.com)>

**Sent:** Friday, August 29, 2025 2:13 PM

**To:** [REDACTED]

**Cc:** Diego Ortiz <[diego.ortiz@collierseng.com](mailto:diego.ortiz@collierseng.com)>

**Subject:** Re: Preliminary Plat Application Lone Mountain and 135th Ave

Good afternoon Ms. Suppo,

My apologies for the slight delay in response, but with the holiday weekend approaching, I had to chase down my colleagues a bit. Attached is the Preliminary Plat as submitted to the city. As to your question regarding the TIA, it is currently being revised by the development team per city comments and will be resubmitted. I will keep you posted when it is completed and resubmitted, but I don't have an estimate on that time frame.

Please let me know if I can be of any assistance. I hope you have a great Labor Day weekend.

Very best,  
Kyle

**Kyle Moyer**

**President, Kyle Moyer & Company**



(602) 999-1727 (m)

[KyleMoyer.com](http://KyleMoyer.com)

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**From:** [REDACTED]  
**Date:** Tuesday, September 2, 2025 at 3:00 PM  
**To:** Kyle Moyer <[kyle@kylemoyer.com](mailto:kyle@kylemoyer.com)>  
**Cc:** 'Diego Ortiz' <[diego.ortiz@collierseng.com](mailto:diego.ortiz@collierseng.com)>  
**Subject:** RE: Preliminary Plat Application Lone Mountain and 135th Ave

Hello Kyle,

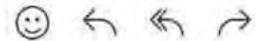
At the 135<sup>th</sup> Ave cross section shown on drawing CV02, there is an 8' PUE shown on both sides of the road. On the east side of the road, adjacent to the Trilogy subdivision, is the 8' PUE within the existing 10' tract? I've noted my question on the attached scan.

The cross section calls the 55' R/W as "proposed" however there is existing 55' and 10' tracts shown on drawings PP17, PP18, and PP19, and there is a lot line shown within the existing 55' tract. Is that lot line simply offset for illustrative purposes?

It would be very helpful if the Trilogy properties that border 135 Ave. as well as W. Montansaro Lane be shown on drawing DT01 in the same way as it shows the Vistancia Village G1 subdivision. Would it be possible to get that overlaid and sent to me?

Thanks,  
Victoria

**Re: Preliminary Plat Application Lone Mountain and 135th Ave**



ⓧ Kyle Moyer <kyle@kylemoy...>

Wednesday, September 3, 2025 at 2:18 PM

To: [REDACTED] Cc: 'Diego Ortiz' ▾

Hello Ms. Suppo,

Thank you for your reply. I will forward your inquiry to the appropriate development team members for review, consideration, and reply. I'm not able to provide an immediate timeframe, but will report back to you next week with word of progress.

Many thanks,

Kyle

**Kyle Moyer**

**President, Kyle Moyer & Company**



(602) 999-1727 (m)

[KyleMoyer.com](http://KyleMoyer.com)

**FW: Comments regarding the proposed PAD development P25-09**



📧 Kyle Moyer <kyle@kylemoy...>

Wednesday, September 3, 2025 at 8:54 PM

To: 🟢 Josh Hansma; [REDACTED]

From: [REDACTED]  
Sent: Thursday, August 28, 2025 9:40 PM  
To: Sarah Dircks <[Sarah.Dircks@peoriaaz.gov](mailto:Sarah.Dircks@peoriaaz.gov)>; Matt Bullock <[matt.bullock@peoriaaz.gov](mailto:matt.bullock@peoriaaz.gov)>; [kajones@tblaw.com](mailto:kajones@tblaw.com)  
Cc: kyle@kylemoyer.coc  
Subject: Comments regarding the proposed PAD development P25-09

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

August 28, 2025

Ms. Dircks [Sarah.Dircks@peoriaaz.gov](mailto:Sarah.Dircks@peoriaaz.gov)  
Council Member Matt Bullock  
[matt.bullock@peoriaaz.gov](mailto:matt.bullock@peoriaaz.gov)  
Mr. Kurt Jones [kajones@tblaw.com](mailto:kajones@tblaw.com)  
Mr. Kyle Moyer [kyle@kylemoyer.coc](mailto:kyle@kylemoyer.coc)

RE: Comments regarding the proposed PAD development P25-09

My primary concerns are the density of the Lennar homes and the impact on the environment and ecological aspects of the area. The Track K homes (Lennar) which back up directly to a wildlife corridor that connects the two washes on either side of Montansoro Lane. The corridor connects along the back fence of Mita to the East side wash which also traverses through Trilogy. I would request the reviewers to consider the following alternative options:

1. The Lennar homes are the most densely laid out homes with the smallest lots. Increasing the width of the lots to reduce the density along the wildlife corridor, increasing the set back to 100' and allowing only single-family homes along the back will help ensure three things:
2. The home density per acre of this subdivision will fall more in line with the overall City zoning objective and help reduce the impact on radiant heat.
3. The amount of noise and light pollution will be reduced helping to ensure the ongoing use of the wildlife corridor by native species. It will also help prevent wildlife crossing 135th avenue and Vistancia Blvd. in favor of using the washes.
4. The grading plan shows a variance of 13+ feet in elevation gain between the homes along Montansoro Lane and Lots 150-133 due to the contours of the land. The height of the homes will be significantly higher and create a negative visual impact and lack of privacy. Extending the setback and increasing the width of the Lennar home lots would be very beneficial.
5. Conducting an independent environmental impact analysis would provide very beneficial input for additional consideration.

I appreciate the opportunity to provide feedback and your consideration in addressing our concerns.

Best Regards,

Dan & Cindy Dolan



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**From:** Sarah Dircks <[Sarah.Dircks@peoriaaz.gov](mailto:Sarah.Dircks@peoriaaz.gov)>  
**Sent:** Tuesday, September 2, 2025 1:45:40 PM  
**To:** [REDACTED] Kurt A. Jones <[kajones@tblaw.com](mailto:kajones@tblaw.com)>  
**Cc:** kyle@kylemoyer.coc <[kyle@kylemoyer.coc](mailto:kyle@kylemoyer.coc)>  
**Subject:** RE: Comments regarding the proposed PAD development P25-09

Good Morning Daniel,

I received your letter of opposition to the Lone Mountain and 135<sup>th</sup> Avenue development. Based on your comments below, I saved this letter as opposition to the zoning case number Z25-04 which focuses on the requested changes to the development standards on the subject site. For your convenience I have also added your email to the interested parties list, so you will receive an email update from the city in the event the zoning cases proceeds to before Planning and Zoning Commission and City Council. Please be aware that P25-09 references the preliminary plat application which is an administrative review that reviews the final layout and design of a development after the development standards are established through zoning.

From a city review perspective, we evaluate plans in compliance with existing development standards. Ultimately it is the development team's role to design plans in accordance with requirements. I see you copied the applicant to this email chain. Are you seeking a response from them related to if they can consider items when they revise their pre-plat submittal? They are currently working through revising their plans and citizen participation report . Given that they were included in this email they should also be evaluating your concerns below in their citizen participation report that they will ultimately prepare for staff to share with Commission and Council summarizing their public outreach process.

**Sarah Dircks, MCP, AICP**

Senior Planner

---

**From:** Kyle Moyer <[kyle@kylemoyer.com](mailto:kyle@kylemoyer.com)>  
**Date:** Wednesday, September 3, 2025 at 2:17 PM  
**To** [REDACTED] <[kajones@tblaw.com](mailto:kajones@tblaw.com)>  
<[kajones@tblaw.com](mailto:kajones@tblaw.com)>  
**Cc:** Sarah.Dircks@peoriaaz.gov <[sarah.dircks@peoriaaz.gov](mailto:sarah.dircks@peoriaaz.gov)>, Matt Bullock <[matt.bullock@peoriaaz.gov](mailto:matt.bullock@peoriaaz.gov)>  
**Subject:** Re: Comments regarding the proposed PAD development P25-09

Thank you, Mr. Dolan,  
I appreciate you formalizing your statement. I will forward your inquiry to the appropriate development team members for review, consideration, and reply. I'm not able to provide an immediate timeframe, but will report back to you next week with word of progress.

Many thanks,  
Kyle  
**Kyle Moyer**

**President, Kyle Moyer & Company**



(602) 999-1727 (m)  
[KyleMoyer.com](http://KyleMoyer.com)

---

**From:** Kurt A. Jones <[kajones@tblaw.com](mailto:kajones@tblaw.com)>

**Sent:** Monday, May 19, 2025 4:46 PM

**To:** [REDACTED]

**Subject:** [Non-DoD Source] Notification of Planned Area Development (PAD) Submittal for Lone Mountain and 135th

You don't often get email from [kajones@tblaw.com](mailto:kajones@tblaw.com). [Learn why this is important](#)

Good afternoon,

Please see attached letter of notification regarding the above mentioned PAD submittal as required by the City of Peoria.

Please reach out to me directly with any questions or concerns.

Thank you,

Kurt Jones, Senior Planner  
D: 602.452.2729 | M: 480.225.8937  
**TIFFANY & BOSCO, P.A.**

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Greetings,

Thank you for the opportunity to provide comments on the PAD for Lone Mountain and 135<sup>th</sup> Ave. The site is located approximately 6.50 miles outside the Luke Auxiliary Field #1 1988 JLUS 65 Ldn “high noise or accident potential zone” as defined by A.R.S. § 28-8461, and is located within the “territory in the vicinity of a military airport” also defined by A.R.S. § 28-8461.

This request will not have a negative impact on Luke AFB Flight Operations. The site is located within the “territory in the vicinity of a military airport” and it may be subjected to approximately 170 over flights per day. We recommend a strong notification program on the part of the applicant to inform future tenant(s) about Luke AFB operations.

If applicable, it should be noted that certain investments and real estate transactions within the military installation footprint of Luke AFB may be subject to review by the Committee on Foreign Investment in the United States (CFIUS) to determine the effect of such transactions on the national security of the United States. The CFIUS regulations, Foreign Investment Risk Review Modernization Act of 2018 (FIRRMA) provisions, and related resources can be found on the Department of the Treasury’s website: <http://www.treasury.gov/cfius>.

**Christy Gerardi**  
Encroachment Specialist  
Community Initiatives Team  
Luke AFB, Arizona



Ms. Dircks Sarah.Dircks@peoriaaz.gov  
Council Member Matt Bullock matt.bullock@peoriaaz.gov  
Mr. Kurt Jones kajones@tblaw.com  
Mr. Kyle Moyer kyle@kylemoyer.coc

**RE: Considerations when reviewing the re-zoning request Case No: Z25-04  
Lone Mountain and 135th Ave PAD**

When it comes to evaluating the zoning request, the concept of duplicating surrounding neighborhoods and seeking low density PAD zoning makes sense and aligns with the 2040 City of Peoria Strategic Plan in general, so I have no objection to that.

However, when it moves towards the PAD development there are several areas of concern that I have that straddle zoning and PAD decision making.

Three different developers combined together to purchase the state land which, intended or not, eliminated competitive bidding on the state land and therefore the purchase price was secured at the asking price with only one bidder. This strategy definitely benefited the developers.

My concerns lie in two main areas:

1. The development of Trilogy West by Shea homes also required rezoning including an area planned for estate homes at a density of 0-2 homes per acre. That land was rolled into the overall development plan which combined several different parcels to arrive at the overall low density zoning approval. There were no estate homes built, so that section of property helped offset increased density in other areas. In the initial plan submitted by the three developers shows quite a difference in planned zoning density between the 3 builders. I believe that the low density zoning request with an average of 2.31 homes per acre should apply equally and separately to each developer and not be averaged across all the PAD. The Lennar homes plan directly behind Montansoro Lane is the highest density of homes in entire PAD, which backs directly onto arguably the most expensive homes in Mita which all paid a premium for each lot.
2. Protecting the wildlife corridor behind the North side of Mita is critical. The rapid growth and continuous development of the Vistancia area has resulted in rapid displacement of natural wildlife which is disrupting the eco-system. Currently, there are several large packs of coyotes that travel along the back fence of Mita to and from the wash where they hunt. I have seen and have on camera several packs numbering 6 or more. Donkeys, Bobcats, Javelina's, rabbits, hares, horned owls, falcons etc. also make up the fauna that rely on the corridor daily to actively hunt and move between open spaces. Protecting the corridor with an appropriate set back between the proposed neighborhoods and Trilogy West is critical to ensure the natural eco system is maintained. Cutting this off will result in the continued increases in domestic animal attacks in neighborhoods and increased accidents with wildlife on the roadways, which we have been witnessing on social media websites. We must find a way to co-exist with the wildlife and take responsible measures to do so.

Clearly, well planned, thoughtful residential growth is important to the economy of Peoria and builds the community. Protecting open space, natural washes and the surrounding beauty is something the City should be proud of. The City should also be equally supportive of protecting the investment current residents have made in their homes and the type of residential environment the City purports to desire.

We look forward to working collaboratively with the City and the Developers and hope our concerns as established residents and taxpayers will be taken seriously.

Thank you for the opportunity to share our comments. We look forward to continued dialogue.

Sincerely

Linda Simpson



Ms. Simpson,

Thank you for your message and your thoughtfully worded concerns. I have forwarded your comments to the appropriate development team members for review and feedback. I will follow up with you directly once I have a response. In the meantime, I would like to extend an individual invitation for you to join us at our Neighborhood Preview Meeting next Wednesday evening, June 4<sup>th</sup> from 6:00-7:30pm at Vistancia Elementary School located at 30009 N Sunrise Point. We will have many of our expert development team members such as designers, architects and engineers present to answer questions and address concerns. This will be an excellent opportunity to get acquainted with the key planners as the project moves through the public process. I hope that you will be able to join us.

Again, thanks for your inquiry and friendly approach. I look forward to continuing our dialogue and fostering a positive working relationship.

Best,  
Kyle

**Kyle Moyer**

**President, Kyle Moyer & Company**



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**From:** [REDACTED]  
**Date:** Thursday, August 7, 2025 at 11:06 AM  
**To:** Kyle Moyer <[kyle@kylemoyer.com](mailto:kyle@kylemoyer.com)>  
**Subject:** Update on Shea land development

Hello Kyle

I hope you are having a good summer and trying to stay cool.

I just wanted to check in with you on the progress for the land development. I can see the case is still under review for the zoning change. I wanted to see if you thought the timelines were still holding with a potential decision in September.

After that I know Shea submits their plans for review and that opens up another comment period. Can you let me know when that occurs? That is the time where we will be most interested in providing feedback, hopefully a lot of what was shared at the open house will be already taken into consideration with the plans.

Feedback I heard regarding the open house was generally very positive. People were pleased with the upfront presentation and the informal opportunity to provide comments. A good model for other developers to adopt.

Appreciate any updates you can provide.

Sincerely

Linda Simpson

August 25, 2025

Ms. Dircks Sarah.Dircks@peoriaaz.gov  
Council Member Matt Bullock matt.bullock@peoriaaz.gov  
Mr. Kurt Jones kajones@tblaw.com  
Mr. Kyle Moyer kyle@kylemoyer.coc

**RE: Comments regarding the proposed PAD development P25-09**

I submitted some initial comments on May 25, 2025 in response to the proposed re-zoning Case No: Z25-04 Lone Mountain and 135th Ave PAD. I requested copies of the file P25-09 which were submitted simultaneously with the zoning request by the developer. The City clerk promptly sent me the non-confidential versions which is appreciated. Ms. Dircks has also been very helpful via email and offered to meet to answer any questions. I truly appreciate the partnership between the City and its residents.

There are many aspects of the PAD that are well thought out and ensure the new development fits in well with surrounding developments. The two areas of concern I raised before still apply namely, the density of the Lennar homes and the significant impact this development will have on the ecological aspects of the area.

Lennar homes, Parcel 2 is proposed at 3.79 DU/DA, has the largest number of homes overall (n=163) the smallest lot sizes overall with no lot over 5400 sq ft, and the second to smallest % of usable open space (5%). Parcel 2 is also the third largest area of the PAD 43.01 acres and should be amended to bring the DU/DA down to a more reasonable level. I recognize that the all the developers are calculating the average across the entire PAD but they also benefited by securing a lower price at auction by having only Shea bid and split the development up amongst themselves.

Track K homes (Lennar) back up directly to a wildlife corridor that connects the two washes on either side of Montansoro Lane. The Western most wash is designated 404 and travels throughout Trilogy and out to the Golf Course open space. This wash is used by countless types of wildlife including Horned owls, Hawks, Bobcats, Coyotes, Donkeys, Rabbits, Hares and many other animals in the food chain. The corridor connects along the back fence of Mita to the East side wash which also traverses through Trilogy.

The impact of urbanization and limited wildlife corridor development has been well documented and is considered by many leading edge Cities such as Buckeye, AZ in their land development plans.(ref 1 and 2). I urge the City of Peoria to do so as well as the growth and development is rapid, is increasing the heat island trends (Ref 3), and affecting the natural habitat we all came here to live amongst.

I would request the reviewers to carefully consider a few options:

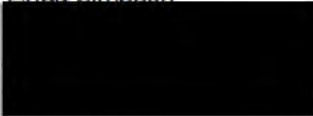
1. The Lennar homes are the most densely laid out homes with the smallest lots. Increasing the width of the lots to reduce the density along the wildlife corridor, increasing the set back to 100' and allowing only single family homes along the back will help ensure three things:
  1. The home density per acre of this subdivision will fall more in line with the overall City zoning objective and help reduce the impact on radiant heat.

2. The amount of noise and light pollution will be reduced helping to ensure the ongoing use of the wildlife corridor by native species. It will also help prevent wildlife crossing 135th avenue and Vistancia blvd in favor of using the washes.
3. The grading plan shows a variance of 13+ feet in elevation gain between the homes along Montansoro Lane and Lots 150- 133 due to the contours of the land. The height of the homes will be significantly higher and create a negative visual impact and lack of privacy. Extending the setback and increasing the width of the Lennar home lots will improve both circumstances.

I appreciate the opportunity to comment and I hope these concerns will be given appropriate consideration during the review process.

Sincerely

Linda Simpson



#### Attachments

1. Buckeye Wildlife Corridors. Best Practice Guide, July 26, 2021. <https://www.buckeyeaz.gov/home/showpublisheddocument/10898/637716390475800000>
2. The Impact of Urbanization on Wildlife Habitats: Challenges and Solutions. <https://uppcsmagazine.com/the-impact-of-urbanization-on-wildlife-habitats-challenges-and-solutions/>
3. Heat Island Trends. United States Environmental Protection Agency. <https://www.epa.gov/heatislands/heat-island-trends>

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**From** [REDACTED]  
**Date:** Wednesday, September 3, 2025 at 1:44 PM  
**To:** [kajones@tblaw.com](mailto:kajones@tblaw.com) <[kajones@tblaw.com](mailto:kajones@tblaw.com)>, Kyle Moyer <[kyle@kylemoyer.com](mailto:kyle@kylemoyer.com)>  
**Cc:** [Sarah.Dircks@peoriaaz.gov](mailto:Sarah.Dircks@peoriaaz.gov) <[sarah.dircks@peoriaaz.gov](mailto:sarah.dircks@peoriaaz.gov)>, Matt Bullock <[matt.bullock@peoriaaz.gov](mailto:matt.bullock@peoriaaz.gov)>  
**Subject:** Re: Comments regarding the proposed PAD development P25-09

Kyle & Kurt,

Pursuant to the email chain below with Sarah can you please consider the items I have identified in my correspondence listed below dated August 28, 2025, when you revise your pre-plat submittal and provide a written response to each item listed.

I appreciate the opportunity to provide feedback and your consideration in addressing our concerns.

Best Regards,

Dan & Cindy Dolan  
[REDACTED]

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**From:** [REDACTED]  
**Date:** Tuesday, September 2, 2025 at 3:00 PM  
**To:** Kyle Moyer <[kyle@kylemoyer.com](mailto:kyle@kylemoyer.com)>  
**Cc:** 'Diego Ortiz' <[diego.ortiz@collierseng.com](mailto:diego.ortiz@collierseng.com)>  
**Subject:** RE: Preliminary Plat Application Lone Mountain and 135th Ave

Hello Kyle,

At the 135<sup>th</sup> Ave cross section shown on drawing CV02, there is an 8' PUE shown on both sides of the road. On the east side of the road, adjacent to the Trilogy subdivision, is the 8' PUE within the existing 10' tract? I've noted my question on the attached scan.

The cross section calls the 55' R/W as "proposed" however there is existing 55' and 10' tracts shown on drawings PP17, PP18, and PP19, and there is a lot line shown within the existing 55' tract. Is that lot line simply offset for illustrative purposes?

It would be very helpful if the Trilogy properties that border 135 Ave. as well as W. Montansaro Lane be shown on drawing DT01 in the same way as it shows the Vistancia Village G1 subdivision. Would it be possible to get that overlayed and sent to me?

Thanks,  
Victoria

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**From:** [REDACTED]  
**Date:** Tuesday, September 2, 2025 at 3:00 PM  
**To:** Kyle Moyer <[kyle@kylemoyer.com](mailto:kyle@kylemoyer.com)>  
**Cc:** 'Diego Ortiz' <[diego.ortiz@collierseng.com](mailto:diego.ortiz@collierseng.com)>  
**Subject:** RE: Preliminary Plat Application Lone Mountain and 135th Ave

Hello Kyle,

At the 135<sup>th</sup> Ave cross section shown on drawing CV02, there is an 8' PUE shown on both sides of the road. On the east side of the road, adjacent to the Trilogy subdivision, is the 8' PUE within the existing 10' tract? I've noted my question on the attached scan.

The cross section calls the 55' R/W as "proposed" however there is existing 55' and 10' tracts shown on drawings PP17, PP18, and PP19, and there is a lot line shown within the existing 55' tract. Is that lot line simply offset for illustrative purposes?

It would be very helpful if the Trilogy properties that border 135 Ave. as well as W. Montansaro Lane be shown on drawing DT01 in the same way as it shows the Vistancia Village G1 subdivision. Would it be possible to get that overlaid and sent to me?

Thanks,  
Victoria

From: [REDACTED]  
Sent: Wednesday, August 13, 2025 9:44 AM  
To: Diego Ortiz <[Diego.Ortiz@collierseng.com](mailto:Diego.Ortiz@collierseng.com)>  
Cc: Sarah Dircks <[sarah.dircks@peoriaaz.gov](mailto:sarah.dircks@peoriaaz.gov)>; [matt.bullock@peoriaaz.gov](mailto:matt.bullock@peoriaaz.gov)  
Subject: Fw: Neighborhood Rezoning Meeting

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Good Morning Diego. I believe we met at the Pre-Zoning meeting a few months back. By way of re-introduction, my name is Mary Cassellius and I live at 30799 N. 137<sup>th</sup> Avenue in Desert Vista. After the meeting, I submitted a list of my questions/comments and concerns to Josh Hansma (Associate with Kyle Moyer) and to Sarah Dircks (City Staff Member) (see e-mail string below). I continued to follow-up with Josh, but no response. (I did receive an initial response from Ms. Dircks with the City, and can provide a copy of that e-mail to you should you wish to review it.)

As shown in this string - Josh did respond initially (only to tell me he would be getting back to me) but I have not heard back from him to date. I now see that you are the Applicant Representative shown on the Notice of Development Application I received last week.

In addition to the comments below - please provide me with information relative to the Citizen Participation Process whereby "The applicant shall prepare and submit a report to the Planning Division that describes the meeting, number of individuals in attendance, any comments/questions

As shown in this string - Josh did respond initially (only to tell me he would be getting back to me) but I have not heard back from him to date. I now see that you are the Applicant Representative shown on the Notice of Development Application I received last week.

In addition to the comments below - please provide me with information relative to the Citizen Participation Process whereby "The applicant shall prepare and submit a report to the Planning Division that describes the meeting, number of individuals in attendance, any comments/questions received at the meeting or any other form of communication received regarding the application, responses to comments/questions, and any mitigation issues identified as a result of the comments and concerns received." **We submitted a Citizen Involvement Plan and report with our second resubmittal on July 24. A copy is attached.**

I appreciate your timely response.

Sincerely,

Mary J. Cassellius  
Larry D. Grace

**From:** [REDACTED]  
**Date:** Thursday, June 5, 2025 at 11:41 AM  
**To:** Josh Hansma <[josh@kylemoyer.com](mailto:josh@kylemoyer.com)>, [sarah.dircks@peoriaaz.gov](mailto:sarah.dircks@peoriaaz.gov)  
<[sarah.dircks@peoriaaz.gov](mailto:sarah.dircks@peoriaaz.gov)>  
**Subject:** Neighborhood Rezoning Meeting

It was a pleasure to meet you during our brief discussion last evening. As a reintroduction, my name is Mary Cassellius, and I am the homeowner at [REDACTED]. When my home was constructed in 2017, I was aware that the adjacent state land would be developed at some point in the future. While I had hoped—optimistically—that such development would be far off, the time has now arrived.

After reviewing the **Follow-up Pre-Application Submittal** prepared on December 26, 2024, and the **Preliminary Application Information** from the meeting on January 15, 2025, I have a few questions, comments, and concerns that I hope can be addressed as part of this process.

1. **Traffic Impacts on Lone Mountain Parkway**

According to the Pre-Application Submittal:

- Page 4 states that “traffic for the area is anticipated to predominately utilize Lone Mountain Road for its direct connection to State Route 303 or Vistancia Boulevard.”

- Page 6 (Master Plat for Infrastructure) references improvements to Lone Mountain Road, which is also mentioned under **Preliminary Application Comments** (page 9, Traffic Division).

**Traffic Growth and Safety Concerns:**

ABC 15 Arizona reported in December 2024 that “The city says the Vistancia Boulevard and Lone Mountain Parkway intersection saw a 375% increase in crashes in 2024.” While I do not necessarily agree with the City’s decision, it was reported that the Peoria City Council unanimously approved a roundabout project to address this issue, with completion expected sometime in 2025.

Additionally, based on **Motley Fool’s 2025 Car Ownership Statistics**, Arizona households average **2.3 cars per household**, meaning the anticipated addition of **600+ new homes** in the development could introduce as many as **1,200 additional vehicles** to Vistancia’s surface streets.

With these factors in mind, I would like clarification on the anticipated improvements to Lone Mountain Parkway, including but not limited to the following:

- Planned lane restrictions or closures during construction. **We intend to follow the City’s lane closure policies in addressing any work on Lone Mountain for the median and the proposed entrances to our community.**

## Projected timelines and phased implementation

- Estimated timeline of PAD entitlements 2025, subdivision platting and permitting in 2026 and infrastructure and models approx. 4th quarter 2026 or early 2027
- Construction is expected to begin approximately one year after final approvals, likely in mid-2026, pending permitting. The full buildout is estimated to take 2–3 years, with completion projected around 2028–2029. These timelines are preliminary and subject to change.
- Increased safety for vehicles, pedestrians and cyclists We will follow all City policies for safety for pedestrians, cyclists and cars. There will be internal trails within the project and connections and extensions to other regional trails within Vistancia/Trilogy. Lone Mountain has a dedicated bike lane on both the east and westbound lanes. Internal sidewalks will be provided to allow for easy pedestrian and biking options.
- Was this development taken into consideration when determination was made for the roundabout? What information/recommendations did your traffic studies yield? The City makes land use and traffic decisions based on their General Plan to determine current and future development impacts on

- Was this development taken into consideration when determination was made for the roundabout? What information/recommendations did your traffic studies yield? The City makes land use and traffic decisions based on their General Plan to determine current and future development impacts on roadways. Our proposal is in conformance with the City's General Plan so we are not adding any increase in traffic that was part of the City's decision to construct a roundabout. Our traffic analysis is still a work in progress as we work with the City on the design of 135<sup>th</sup> Avenue through our project and locations of our street connections to Lone Mountain. Again, since our proposal meets the projected densities approved in the City's General Plan, right turn deceleration lanes and appropriately designed median breaks will provide safe and efficient access to our single-family residential neighborhoods.

## **2. Comprehensive Mass Grading – specifically on Parcel 3**

Page 6 of the Pre-Application Submittal mentions that "Comprehensive Mass Grading is contemplated." This is a broad statement, and I would appreciate further details regarding:

The specific grading methods to be used (excavation, fill, compaction, etc.)  
The grading and drainage design will prepared in accordance with all City of Peoria and Maricopa County engineering standards ensuring that there are no negative impacts to properties downstream. Lots will be designed to drain from the rear yard to the roadways and ultimately discharge into the retention basins

the rear yard to the roadways and ultimately discharge into the retention basins throughout the site. The existing major washes traversing the site will be maintained as best as possible to preserve their natural look. Major trees that are salvageable will be boxed and re-planted throughout the project. This grading and drainage design will be consistent with the approach taken for the Desert Vista subdivision.

- Whether blasting is anticipated; if so, will pre-blast inspection surveys be offered to nearby homeowners? Concerns have previously been raised by NorthPoint residents regarding property damage reportedly caused by blasting activities. Protecting my home's value and integrity is a top priority. **We totally understand. If blasting is necessary, the developers will follow all of the rules and regs regarding blasting. I don't believe there are any areas that require blasting but will check with the home builders on this issue.**
- Expected commencement and completion dates for grading. **At this time, we do not have estimated commencement and completion dates for grading.**
- Dust mitigation strategies – residents along 137th Avenue all have view fences. **The developers will comply with all dust mitigation requirements of constructing a residential community. There will be signage of the contractors information when development starts and contact numbers if for some reason dust**

There will be signage of the contractors information when development starts and contact numbers if for some reason dust seems to be an issue during construction for you contact either the contractor or the City directly. Dust mitigation regulations are enforced by Maricopa County.

### **3. New Development's Impact on my property – specifically Parcel 3**

- Construction fence details, including height, material, and placement. Typical construction fencing is chain link with some sort of wrap that shields the view of the construction activity. Construction fences are typically 6 feet high.
- Clarification of the proposed walkway shown – lighting/gravel. Is this calculated in the setback of the properties? This walkway will need to be signed strictly prohibiting motorized vehicles. The proposal will have a combination of soft, compacted trails and larger hard paved trails. The subdivision is not gated so full pedestrian access will be available through the project. Signage will be a part of the trail system on the purpose and use of the trails.
- The anticipated height of homes, particularly those adjacent to properties on 137th Avenue, will these be two-story homes? Secondarily, what is the grading plan for Final Plat Parcel 3. We do not have a specific grading plan at this point of the project. Grading plans will be a part of the subdivision process. At this point there are no two-story home restrictions proposed. Like

properties on 137th Avenue, will these be two-story homes? Secondly, what is the grading plan for Final Plat Parcel 3. **We do not have a specific grading plan at this point of the project. Grading plans will be a part of the subdivision process. At this point there are no two-story home restrictions proposed. Like Desert Vista, home choice will be up to the future resident.**

- Will the homes in the new development that butt up against those existing homes on 137th have view fences. I am not excited about looking out in my backyard's view fence to a 6-8' tall block wall. **There is an open space setback from our property to the backs of your homes/walls. So there will be an open space buffer on our property before the start of the rear walls to the new homes providing a nice natural buffer between the two communities.**

#### **4. Sewer System Modifications**

According to Page 9 (Paragraph 23) of the Preliminary Application:

- The existing sewer pump station and sewer stub at the end of 137th Avenue must be incorporated into the project so the pump station can be decommissioned, as outlined in the City's Sewer Master Plan.

I would like additional details on the **decommissioning process**, including:

#### 4. Sewer System Modifications

According to Page 9 (Paragraph 23) of the Preliminary Application:

- The existing sewer pump station and sewer stub at the end of 137th Avenue must be incorporated into the project so the pump station can be decommissioned, as outlined in the City's Sewer Master Plan.

I would like additional details on the **decommissioning process**, including:

- What steps will be taken during decommissioning? **The process of decommissioning the existing facility will be led by the City of Peoria, who owns the system. Since there is an existing sewer main that was terminated at the community's south boundary, we plan to design the extension of that gravity main into our development. We expect that upon acceptance of this new gravity main, the flows will be rerouted south and no longer flow into the lift station.**
- What structures or systems will remain after the process is completed? **This will be led by the City and will likely incorporate their future plans for the site.**
- Who will have the on-going maintenance of this decommissioned facility? **We anticipate the facility will continue**

Who will have the on-going maintenance of this decommissioned facility **We anticipate the facility will continue to be owned and maintained by the City. We do not know if the City has plans to repurpose the site or their future plans, but we can inquire.**

#### **5. Project Liaison**

As this development progresses, I would appreciate the designation of a **liaison** who can serve as a point of contact for homeowners regarding potential **major concerns** that arise throughout the construction process. **Shea homes representative?**

Please advise how the questions/comments/concerns that were raised through your initial review process will be communicated, as well as any “next steps” that you may be aware of and the timing of those “next steps”.

Thank you for your time, I look forward to hearing from you.

Mary J. Cassellius

Larry Grace

Lone Mountain and 135th Avenue Neighborhood Meeting  
(Case No: Z25-04) Community Preview Sign-in Sheet

Name	Address	Phone	Email Address
Lisa Burch	[REDACTED]		
Aitch Shavigen			
Renfrew			
Mary Cussellin			
Fun Rhader B...			
J. Timmins			
Dianne Hutton			

Lone Mountain and 135th Avenue Neighborhood Meeting  
(Case No: Z25-04) Community Preview Sign-in Sheet

Name	Address	Phone	Email Address
Holly Gaile	[REDACTED]	[REDACTED]	[REDACTED]
BOB SHAFER	[REDACTED]	[REDACTED]	[REDACTED]
ROBERTSON	[REDACTED]	[REDACTED]	[REDACTED]
LeFlore	[REDACTED]	[REDACTED]	[REDACTED]
yMcKinstry Beth & Ray	[REDACTED]	[REDACTED]	[REDACTED]
Piper Jones	[REDACTED]	[REDACTED]	[REDACTED]
Patricia Lane	[REDACTED]	[REDACTED]	[REDACTED]

**Lone Mountain and 135th Avenue Neighborhood Meeting**  
**(Case No: Z25-04) Community Preview Sign-in Sheet**

<u>Name</u>	<u>Address</u>	<u>Phone</u>	<u>Email Address</u>
Dave Fischer	[REDACTED]	[REDACTED]	[REDACTED]
Eric Smith	[REDACTED]	[REDACTED]	[REDACTED]
DANA MARK	[REDACTED]	[REDACTED]	[REDACTED]
Wanda Simpson	[REDACTED]	[REDACTED]	[REDACTED]
Alana Pters	[REDACTED]	[REDACTED]	[REDACTED]
Cheryl Bondh	[REDACTED]	[REDACTED]	[REDACTED]
Steve Bondhvs	[REDACTED]	[REDACTED]	[REDACTED]

Lone Mountain and 135th Avenue Neighborhood Meeting  
(Case No: Z25-04) Community Preview Sign-in Sheet

Name	Address	Phone	Email Address
Lorelei + Jud Lange	[REDACTED]		
Jim + ELLIE SWINEFORD			
Anne Mattingly			
STEVE DAVITT			
Barry GORDON			
PAT ALLER			
Ron Stewart			

**Lone Mountain and 135th Avenue Neighborhood Meeting  
(Case No: Z25-04) Community Preview Sign-in Sheet**

Name	Address	Phone	Email Address
Cathy Stano	[REDACTED]		
Tim Giles			
Tom Messer			
LARRY & SUE BORES			
John Rowe			
Ida Garcia			

Lone Mountain and 135th Avenue Neighborhood Meeting  
(Case No: Z25-04) Community Preview Sign-in Sheet

Name	Address	Phone	Email Address
Kapen + Anne Thomas	[REDACTED]	[REDACTED]	[REDACTED]
JOHN COBURN	[REDACTED]	[REDACTED]	[REDACTED]
DENISE COBURN	[REDACTED]	[REDACTED]	[REDACTED]
SHARON + BOB WILSON	[REDACTED]	[REDACTED]	[REDACTED]
Kathy + EARL DAY	[REDACTED]	[REDACTED]	[REDACTED]
MARGARET BAUG	[REDACTED]	[REDACTED]	[REDACTED]
Terry + Randy Erickson	[REDACTED]	[REDACTED]	[REDACTED]

**Lone Mountain and 135th Avenue Neighborhood Meeting  
(Case No: Z25-04) Community Preview Sign-in Sheet**

Name	Address	Phone	Email Address
Jim & Judy Davis	[REDACTED]	[REDACTED]	[REDACTED]
Diane Jost			
CARLA WALLACE			

Lone Mountain and 135th Avenue Neighborhood Meeting  
(Case No: Z25-04) Community Preview Sign-in Sheet

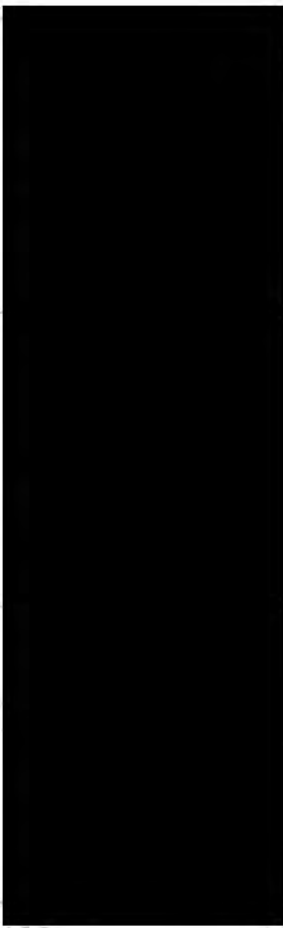
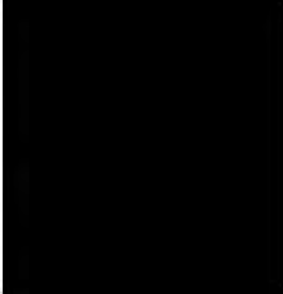
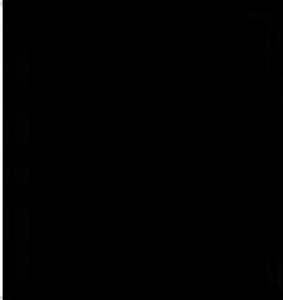
Name	Address	Phone	Email Address
Jenna J. Frad MILLIKIN			
Tim Frad Hessdick			
Ricky Gossard			

Exhibit 9 - Citizen Participation Report

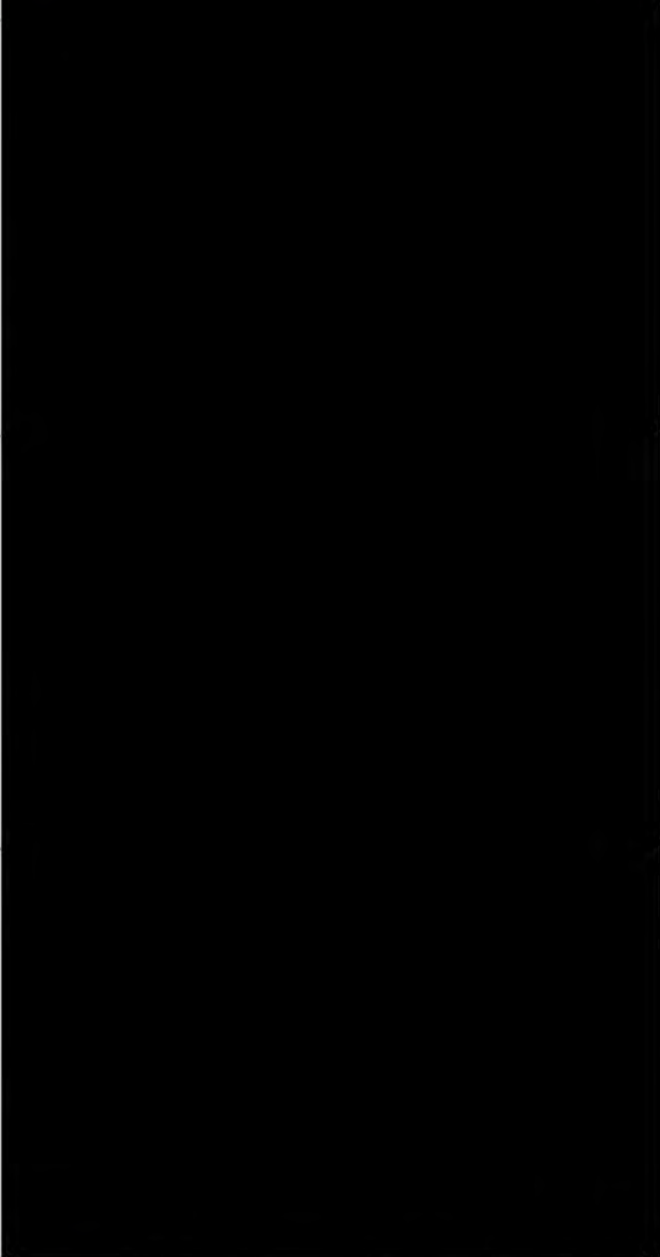
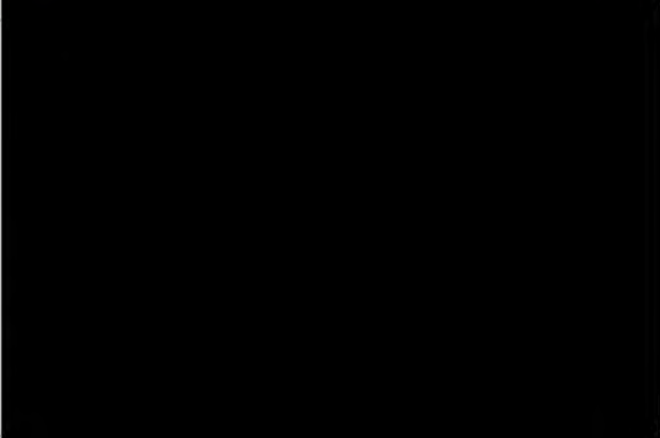
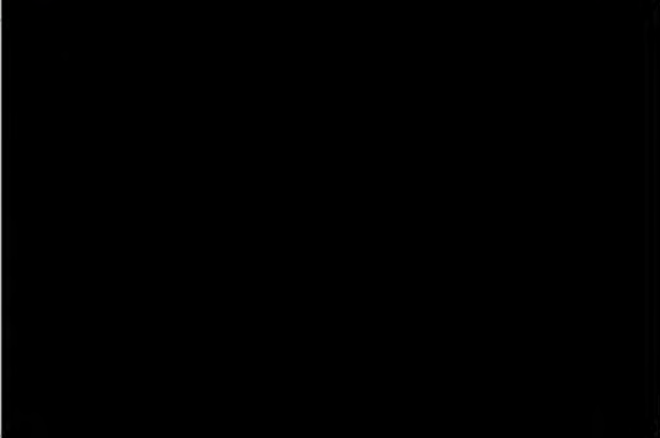
**Lone Mountain and 135th Avenue Neighborhood Meeting**  
**(Case No: Z25-04) Community Preview Sign-in Sheet**

Name	Address	Phone	Email Address
RICHARD SPIEKER	[REDACTED]	[REDACTED]	[REDACTED]
PAUL SMITH	[REDACTED]	[REDACTED]	[REDACTED]
Jennifer Machamer	[REDACTED]	[REDACTED]	[REDACTED]
BILL KEIMER	[REDACTED]	[REDACTED]	[REDACTED]

**Lone Mountain and 135th Avenue Neighborhood Meeting**  
**(Case No: Z25-04) Community Preview Sign-in Sheet**

Name	Address	Phone	Email Address
Cody Genson	[REDACTED]	[REDACTED]	[REDACTED]
Christine Owen Smith	[REDACTED]	[REDACTED]	[REDACTED]
Erika Mano	[REDACTED]	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]	[REDACTED]

**Lone Mountain and 135th Avenue Neighborhood Meeting**  
**(Case No: Z25-04) Community Preview Sign-in Sheet**

<u>Name</u>	<u>Address</u>	<u>Phone</u>	<u>Email Address</u>
Mary Asquith			
BRIAN Hendershott			
Robert Dsoney			
Kim Stuber			
Wendee Larson			

Lone Mountain and 135th Avenue Neighborhood Meeting  
(Case No: Z25-04) Community Preview Sign-in Sheet

Name	[Redacted]	[Redacted]	[Redacted]	[Redacted]
Mindy & Rick Verdi	[Redacted]	[Redacted]	[Redacted]	[Redacted]
DAVID - JANE ZAVOS	[Redacted]	[Redacted]	[Redacted]	[Redacted]
Shirley Erickson	[Redacted]	[Redacted]	[Redacted]	[Redacted]
Ray & Nancy Hart	[Redacted]	[Redacted]	[Redacted]	[Redacted]
Mary & Karl Kochl	[Redacted]	[Redacted]	[Redacted]	[Redacted]
	[Redacted]	[Redacted]	[Redacted]	[Redacted]
	[Redacted]	[Redacted]	[Redacted]	[Redacted]

**Lone Mountain and 135th Avenue Neighborhood Meeting**  
**(Case No: Z25-04) Community Preview Sign-in Sheet**

Name			
Sim Bloom			
Steve Riggins			

**Lone Mountain and 135th Avenue Neighborhood Meeting**  
**(Case No: Z25-04) Community Preview Sign-in Sheet**

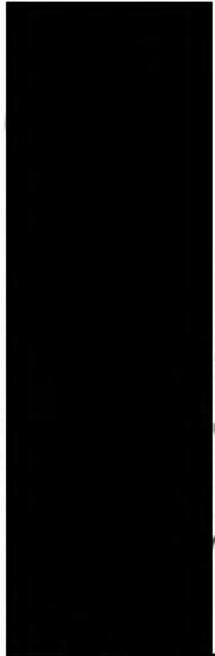
Name	Address	Phone	Email Address
TERESA LAMPNER	[REDACTED]	[REDACTED]	[REDACTED]
SANDY + FRED KRAUS	[REDACTED]	[REDACTED]	[REDACTED]
Michelle Daly	[REDACTED]	[REDACTED]	[REDACTED]
Dennis Nowotarski	[REDACTED]	[REDACTED]	[REDACTED]
Matt Bullock	[REDACTED]	[REDACTED]	[REDACTED]
Sarah Dircks	[REDACTED]	[REDACTED]	[REDACTED]

Comment Card:

Lone Mountain & 135<sup>th</sup> Avenue Neighborhood Meeting (Case No: Z25-04)

Name: STEVE DAVITT

Photo



PEORIA

Comments/Questions:

we live in Desert Vista (NW corner) on east edge w view fence. concerns:

- 1) Grading issues / curve of the land / blasting
- 2) Setback concerns adjacent to us
- 3) Sewer Pump Station de commission

**Comment Card:**

**Lone Mountain & 135<sup>th</sup> Avenue Neighborhood Meeting (Case No: Z25-04)**

Name: Mary Asquith



1 com

Comments/Questions: \_\_\_\_\_

concerns about sewer

mostly concerned because of my "view fence"

facing your construction

any blasting proposed

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Comment Card:**

Lone Mountain & 135<sup>th</sup> Avenue Neighborhood Meeting (Case No. Z25-04)

Name: John Weber

Phone: 

Comments/Questions:

- Need 135<sup>th</sup> to be single lane each way.
- Roundabouts - not a fan.

A 2 lane drag strip with no outlets to the neighborhood.

**Comment Card:**

Lone Mountain & 135<sup>th</sup> Avenue Neighborhood Meeting (Case No: Z25-04)

Name: Christine Smith

Phone: \_\_\_\_\_

Comments/Questions:

Please no two-story homes  
or RV parking <sup>garages</sup> that backs up  
to the Mattamy homes on 137 Ave  
and our large green belt area (southend).

Thank you

Dust is also a concern.

Dynamiting the land.

**Comment Card:**

**Lone Mountain & 135<sup>th</sup> Avenue Neighborhood Meeting (Case No: Z25-04)**

Name: Terry & Randy Erickson

Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Comments/Questions: We asked these questions and no one could answer:

\* How much blasting is anticipated?

\* What is the traffic plan to accommodate over 600 families?

\* When is the proposed start date and end date of the last phase?

\* How are you planning for flood drainage?

Comment Card:

Lone Mountain & 135<sup>th</sup> Avenue Neighborhood Meeting (Case No: Z25-04)

Name: Donna McFlore

Phone: [REDACTED]

Comments/Questions: \_\_\_\_\_

[REDACTED]  
We live in Desert Vista

View face

Yours [17] } - Why put houses in back of ours -  
ours [17] } Can you spread out like you  
} have to the left?

We need open space please  
Please no 2 story

**Comment Card:**

**Lone Mountain & 135<sup>th</sup> Avenue Neighborhood Meeting (Case No: Z25-04)**

Name: Robert Dswenky

Phone: [Redacted]

Email: [Redacted]

Comments/Questions: ① 135<sup>th</sup> Ave is too wide and will be a lane way  
is there anything that can be done to make it narrower with  
some speed control on bumps.  
I would like to get in contact with ~~someone~~ <sup>someone</sup>  
to go our plans for 135<sup>th</sup> Ave.

**Comment Card:**

Lone Mountain & 135<sup>th</sup> Avenue Neighborhood Meeting (Case No: Z25-04)

Name: Janis Timmins

Phone:



Comments/Questions: I LIVE ON THE LAST STREET FACING  
THE NEW DEVELOPMENT, WE ALL PAID LOT PREMIUMS  
FOR THE VIEWS, THOSE VIEWS COULD POSSIBLY  
BE AFFECTED, WOULD PREFER SINGLE STORY  
HOMES BEHIND US.

**Comment Card:**

**Lone Mountain & 135<sup>th</sup> Avenue Neighborhood Meeting (Case No: Z25-04)**

Name: Jennifer Nachamer

Phone:



Comments/Questions:

What is the plan if all 600 plus house are built to accommodate the traffic to get out of Vistancia? Currently, Lone Mountain & Jomax are the only avenues to get to town. If the addition of the multi-family & Amkor are approved @ Ridgeline & Lone Mountain the road ways can not support the additional traffic.

**Comment Card:**  
**Lone Mountain & 135<sup>th</sup> Avenue Neighborhood Meeting (Case No: Z25-04)**

Name: Keven & Anne Thomas

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Address \_\_\_\_\_

Comments/Questions: We paid premium for our lot to  
get the view and constructing houses that blocks the

View is unacceptable =

What sq ft houses are considered? How many?

One story house only behind the existing houses

When we bought the lot 3-4 year ago we were told

for atleast 10 years ~~the~~ the <sup>land</sup> behind us will not be

sold - Someone was dishonest - 3 years into our stay here

Land is sold & new development is coming up Disappointing.

**Comment Card:**

**Lone Mountain & 135<sup>th</sup> Avenue Neighborhood Meeting (Case No: Z25-04)**

Name: MARGARET Phone: [REDACTED]  
Email: [REDACTED]

Comments/Questions: \_\_\_\_\_

I live in Vistancia for over 15 years  
I am very excited about the project  
I am looking <sup>to buy another home</sup> ~~forward~~ hoping you will offer  
NEXT GENERATION HOMES AND I WAS HOPING  
FOR NICE COMMUNITY CENTER WITH POOL AND  
HOPEFULLY GATED COMMUNITY. MY SUN  
AND COUPLE OF MY FRIENDS WILL LIKE TO HAVE A TRAIL WITH

**Comment Card:**

**Lone Mountain & 135<sup>th</sup> Avenue Neighborhood Meeting (Case No: Z25-04)**

Name: Ge Asler

Phone: 

Email: \_\_\_\_\_  
Address: \_\_\_\_\_

Comments/Questions: Suggest no 2 story homes  
on any perimeter lots

LANDSCAPING - DESERT ADAPTED LOW WATER  
USE COMPATIBLE WITH NEIGHBORING  
DEVELOPMENTS

**Comment Card:**

**Lone Mountain & 135<sup>th</sup> Avenue Neighborhood Meeting (Case No: Z25-04)**

Name: Diane Jost

Phone

Comments/Questions:

No 2-story behind Amberwing please

Bigger Drainage Channel behind Amberwing please

When will construction start + end?

How will you control traffic, noise, dust, blasting during construction?

How much notice will you give before blasting?  
will there be more public meetings?

**Comment Card:**

**Lone Mountain & 135<sup>th</sup> Avenue Neighborhood Meeting (Case No: Z25-04)**

Name: Erika Marco

Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Comments/Questions: \_\_\_\_\_

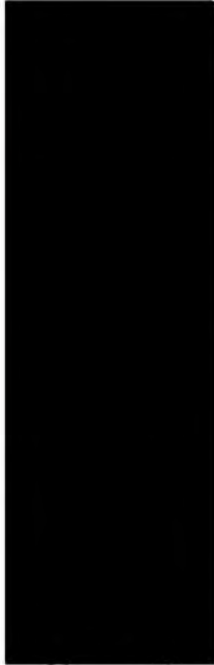
- Will be there a perimetral wall around this community?
- What is going to be done on lone Mountain regarding traffic lights, etc?
- Is there going to be blasting to level the site?

**Comment Card:**

**Lone Mountain & 135<sup>th</sup> Avenue Neighborhood Meeting (Case No: Z25-04)**

Name: ROD WIGMAN

Phone:



Email:



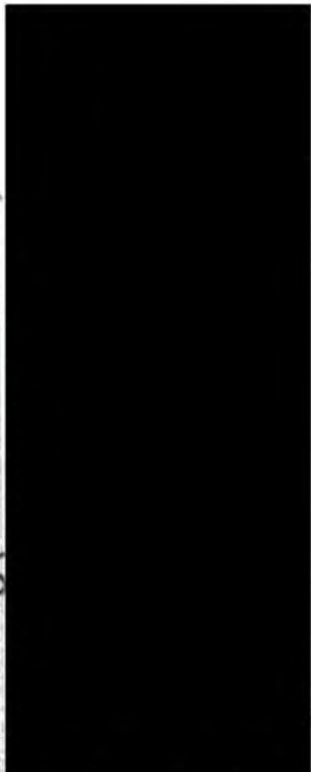
Address:

Comments/Questions: WE WOULD LIKE AS MUCH GREEN SPACE AS POSSIBLE BEHIND OUR VIEW FENCE. I WOULD PREFER NO WALKING TRAIL SINCE THAT WOULD TOTALLY TAKE AWAY OUR PRIVACY. WE HAD TO PAY EXTRA FOR OUR VIEW LOT. OUR ENTIRE 137<sup>TH</sup> AVE WITH 20 VIEW LOTS IS AFFECTED BY WHAT IS DEVELOPED BEHIND US. OUR BACK YARDS ARE OUR SANCTUARIES AS I AM SURE YOURS ARE TOO. PLEASE NO TWO STORY HOMES BEHIND US.

**Comment Card:**

Lone Mountain & 135<sup>th</sup> Avenue Neighborhood Meeting (Case No: Z25-04)

Name: BARBARA WENON



Phone:



Email:

Address:

Comments/Questions:

WE WANT A VIEW FENCE + WOULD LIKE  
TO KEEP AS MUCH OF OUR VIEW AS POSSIBLE.  
NO TWO STORY HOUSES SO WE CAN STILL  
SEE FROM OUR YARD. NO WALK PATH  
BEHIND OUR VIEW FENCE OR A TOWER  
ANYWAY FROM OUR PROPERTY.  
WE'D LIKE EXTRA FOR OUR VIEW LOT +  
WANT TO LOOSE IT.

**Comment Card:**

Lone Mountain & 135<sup>th</sup> Avenue Neighborhood Meeting (Case No: Z25-04)

Name: LON POON



Phone:



Address:

Comments/Questions:

CURRENTLY ZONED SR43. SHOULD BE KEPT SR43  
I DON'T THINK 135<sup>th</sup> SHOULD GO THROUGH FROM  
LONE MOUNTAIN TO DIXIE TA. THIS WILL JUST BE  
A BUREAU AS A SHORT CUT FROM LONE MOUNTAIN.  
ALSO, THE MATH CROW WAYS IS HIGHLY USED  
BY WILDLIFE. SHOULD NOT RESTRICT THE WILDLIFE  
CORRIDOR WITH A BRIDGE.

**Comment Card:**

**Lone Mountain & 135<sup>th</sup> Avenue Neighborhood Meeting (Case No: Z25-04)**

Name: John Coburn Phone: 

Email: \_\_\_\_\_ Address: \_\_\_\_\_

Comments/Questions: \_\_\_\_\_

- OPEN FORUM WAS GREAT
- 135<sup>TH</sup> AVE TRAFFIC IS A REAL CONCERN
- HAVE PRESENTERS COMPLE A DISCUSSION POINTS

**Comment Card:**

**Lone Mountain & 135<sup>th</sup> Avenue Neighborhood Meeting (Case No: Z25-04)**

Name: Kathy Day Phone: \_\_\_\_\_

Email: \_\_\_\_\_ Address: \_\_\_\_\_

Comments/Questions: ① Don't want 2 stories behind  
② Blasting? ③ Area behind - how far is  
the easement. ④ Water?  
⑤ View fences/solid walls - where?

**Comment Card:**

**Lone Mountain & 135<sup>th</sup> Avenue Neighborhood Meeting (Case No: Z25-04)**

Name: Cathy Steno

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Address: \_\_\_\_\_

Comments/Questions: \_\_\_\_\_

we would respectfully ask that you increase  
the setbacks between the north borders  
of Trilogy along the Kenosha home borders  
and please don't build 2 story homes along  
our back fence on Montansoro Lane  
Thank you -

**Comment Card:**

**Lone Mountain & 135<sup>th</sup> Avenue Neighborhood Meeting (Case No: Z25-04)**

Name: BOB SHAFER

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Address: \_\_\_\_\_

Comments/Questions: \_\_\_\_\_

QUESTIONS - HOW CAN THE DEVELOPER KEEP THE

HOME SIZE TO SINGLE STORY, WHAT KIND OF

LANDSCAPING CAN BE INSTALLED TO PROTECT THE

VIEWERS OF THE HOUSE ALONG W. MONTANSON?


WILL THERE BE TREES & WALLS INSTALLED TO BUFFER

TRAFFIC TO LEONARD HOMES? THANK YOU!

Bob Shafar

**Comment Card:**

**Lone Mountain & 135<sup>th</sup> Avenue Neighborhood Meeting (Case No: Z25-04)**

Name: LARRY LOFFESS Phone: 

Email: 

Address:

Comments/Questions: I RECOMMEND HAVING ONLY 1 STORY, LARGE  
LOT HOMES BORDERING THE WEST AND NORTH TRILOGY WALLS  
AND HAVING A 100 FT. SETBACK FROM THE WALLS  
BEFORE THE HOMES BEGIN

**Comment Card:**

Lone Mountain & 135<sup>th</sup> Avenue Neighborhood Meeting (Case No: Z25-04)

Name: TIM GILES

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Address: \_\_\_\_\_

Comments/Questions: VERY CONCERNED ABOUT THE WILDLIFE,  
THE VIEW AND PROXIMITY TO OUR HOME. WE BOUGHT  
A LOT FOR A \$40K PREMIUM WITH DESERT VIEW NOT  
ANOTHER DEVELOPMENT

**Comment Card:**

Lone Mountain & 135<sup>th</sup> Avenue Neighborhood Meeting (Case No: Z25-04)

Name: Thomas Benedict Kawler Phone:   
Email:  Address: 

Comments/Questions: \_\_\_\_\_

PLEASE TRY NOT PUT HOUSES  
BEHIND US  
"WALK BEHIND OUR"  
LOT" PLEASE

**Comment Card:**

**Lone Mountain & 135<sup>th</sup> Avenue Neighborhood Meeting (Case No: Z25-04)**

Name: Linda Simpson Phone: [REDACTED]  
Email: [REDACTED] Address: [REDACTED]

Comments/Questions: \_\_\_\_\_

- Expand the setback to > 100' for the smallest lots by Lennox to allow wildlife movement along corridor.
- all developers should have to average 2.43 acres/acre not overall the entire development
- Park & Triology has to close off 135<sup>th</sup> Ave back of mine as a means to limit trespassing in mine

**Comment Card:**

Lone Mountain & 135<sup>th</sup> Avenue Neighborhood Meeting (Case No: Z25-04)

Name: Tom Bards

Phone: [REDACTED]

Email: [REDACTED]

Address: \_\_\_\_\_

Comments/Questions: WAY to Many Homes going in

Where are the existing wild life going to go? Not  
fair to drive all life out of an area. Lots of humans can  
live. When told no homes were going in across from  
Desert Vista south, I do NOT want to look into  
the back end of another Home and do not want High Wells  
How about Water?? We don't have enough now!  
Not getting Smarte.!

**Comment Card:**

**Lone Mountain & 135<sup>th</sup> Avenue Neighborhood Meeting (Case No: Z25-04)**

Name: Rhonda Bindi



Phone:



Address:

Comments/Questions: Concerns . . . . .

Water availability? Destroying desert/mountain

Wild Life? views.

Traffic?

Overcrowded schools?

Fine / Safety for residents?

**Comment Card:**

**Lone Mountain & 135<sup>th</sup> Avenue Neighborhood Meeting (Case No: Z25-04)**

Name: *Hilda Garcia*



Phone: [Redacted]



Address: [Redacted]

Comments/Questions: *I am interested in the traffic*

*that is going to Vista Linda Boulevard.*

*We already have an issue with it being*

*a Race track. How much more traffic / speeding*

*will it bring? (2) The park ~~is~~ in front*

*of my house, how will it be affected*

*by the houses your building directly*

*behind the park & walkway.*



**Comment Card:**

Lone Mountain & 135<sup>th</sup> Avenue Neighborhood Meeting (Case No: Z25-04)

Name: Richard Vera

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Address: \_\_\_\_\_

Comments/Questions: \_\_\_\_\_

Leave The Open Space  
Alone

**Comment Card:**

**Lone Mountain & 135<sup>th</sup> Avenue Neighborhood Meeting (Case No: Z25-04)**

Name: Irish Hanard



Phone:



Address

Email:

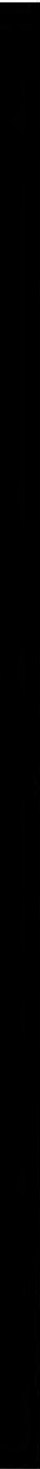
Comments/Questions: \_\_\_\_\_

- 1) We bought our home because of the price lot and all the wildlife. How can we compromise?
- 2) Are you providing pre blasting inspection?
- 3) How will you mitigate dust & noise?
- 4) What are your plans for ingress & egress?
- 5) What is your plan to control traffic on Lone Mt?
- 6) What is the future plans for homes on 135<sup>th</sup> Ave.

**Comment Card:**

**Lone Mountain & 135<sup>th</sup> Avenue Neighborhood Meeting (Case No: Z25-04)**

Name: Shirley Erickson Phone: \_\_\_\_\_

Email: 

Comments/Questions: \_\_\_\_\_

*This development should not happen!!  
We were told 15 years ago that land  
would never be developed. We have  
friends that live in Desert Vista who paid  
extra for the desert view. How can this project  
be justified?!*

**Comment Card:**

**Lone Mountain & 135<sup>th</sup> Avenue Neighborhood Meeting (Case No: Z25-04)**

Name: Dana Mack Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Comm

Can the set back from Tulocay increase?  
Can 2 story homes be built over 2 1/2  
Lone Mountain

**Comment Card:**

**Lone Mountain & 135<sup>th</sup> Avenue Neighborhood Meeting (Case No: Z25-04)**

Name: Dave Fischer

Email: [Redacted]

Comments/Questions: I am concerned about:

- additional students to schools

- environmental impact

- traffic impact

**Comment Card:**

**Lone Mountain & 135<sup>th</sup> Avenue Neighborhood Meeting (Case No: Z25-04)**

Name: Ray McFinty Phone: 

Email:  Address: 

Comments/Questions: \_\_\_\_\_

It's difficult for me personally to believe any developers "plan" builder "plan" - style of home etc is fine

Whose amenities will this "neighbor" use?

Plans for taking on these "new" youngsters

Plans for traffic flow problems?

Who is paying for all the infrastructure necessary with all of the new roads etc. that don't exist now?

Will police (additional) be provided by developer etc.

**Comment Card:**

**Lone Mountain & 135<sup>th</sup> Avenue Neighborhood Meeting (Case No: Z25-04)**

Name: Tom Messer

Phone: \_\_\_\_\_



Email: \_\_\_\_\_

Address: \_\_\_\_\_

Comments/Questions: \_\_\_\_\_

My concern after 8 years of incredible desert beauty - was hoping for a green area running North-South behind my property separating my home from the new homes being built behind me.

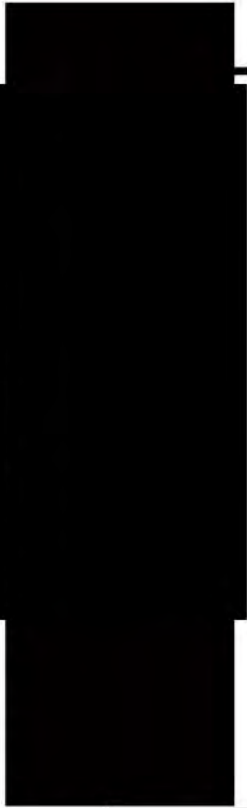
Green strip would be as amazing  
Separation ~~from~~ my house - to new houses

Thank You  
Tom Messer

**Comment Card:**

Lone Mountain & 135<sup>th</sup> Avenue Neighborhood Meeting (Case No: Z25-04)

Name: Trish Hanard



Comments/Questions:

- 1) We bought our home because of the view lot and all the wildlife. How can we compromise?
- 2) Are you providing pre blasting inspection?
- 3) How will you mitigate dust & noise?
- 4) What are your plans for ingress & egress?
- 5) What is your plan to control traffic on Lone Mt?
- 6) What is the future plans for homes on 135<sup>th</sup> Ave.

**Comment Card:**

**Lone Mountain & 135<sup>th</sup> Avenue Neighborhood Meeting (Case No: Z25-04)**

Name: Shirley Erickson Phone: \_\_\_\_\_



Comments/Questions: \_\_\_\_\_

This development should not happen!!  
We were told 15 years ago that land  
would never be developed. We have  
friends that live in Desert Vista who paid  
extra for the desert view. How can this project  
be justified?!

**Comment Card:**

**Lone Mountain & 135<sup>th</sup> Avenue Neighborhood Meeting (Case No: Z25-04)**

Name: *Dana Mack*  
Phone: [REDACTED]

*Can the set back from Tulocay increase?  
Can 2 story homes be built over to  
Lone Mountain*

\_\_\_\_\_  
\_\_\_\_\_

**Comment Card:**

Lone Mountain & 135<sup>th</sup> Avenue Neighborhood Meeting (Case No: Z25-04)

Name: KATHLEEN MCKINSTRY

Phone: [REDACTED]

Comments/Questions: I am opposed to this development.

This community will have to pass what has become the most dangerous intersection in the community - 2 pedestrian's hit - one of those was a fatality. Our schools are way overcrowded, and can't handle 600+ more homes. We have a factory being built with hazardous

chemicals at one of only ~~two~~ two exits from this community. The current residents could not get out safely if there was an accident there and you are going to add 600 more houses. Common sense dictates that this is NOT the time or place to begin this area. It is also in the middle of a master planned community and has no amenities of its own. It is certain that they will find their way into our amenities. Please concern yourselves with the current residents, we have enough massive construction going on.

**Comment Card:**

**Lone Mountain & 135<sup>th</sup> Avenue Neighborhood Meeting (Case No: Z25-04)**

Name: MARY GRAHAM

Phone: [REDACTED]

Comments/Questions: (SORRY DIDN'T HAVE MY GLASSES)

1. GOOD BUFFER ZONES BETWEEN COMMUNITIES?

2. AMBIENT / LOW LIGHT MAINTAINES?

3. BLAST ZONES + PAID NOTIFICATION WITH

POSSIBLE INSPECTIONS IF ANY?

4. MAINTAIN QUIET TIMES

5. JUST MITIGATION

6. TRAFFIC CONCERNS

7. TWO STORIES POSSIBLY AWAY FROM  
SINGLE STORY & VIEW FENCE

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** RE: Questions about Lone Mountain and 135th Ave PAD  
**Date:** Saturday, May 10, 2025 3:41:00 AM

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

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Sarah,

We had just bought into a 55+ community just 1 year ago and did not expect to have a high-density development next to us, nor a main road next to our home. When we bought our home, I researched Peoria planning and Maricopa maps to find out what the land use was next to us and found that the zoning is suburban ranch which I understand is high density 1 acre lots.

Yes, please include me in the interested party email list.

Thank you,  
Victoria Suppo

---

**From:** Sarah Dircks <sarah.dircks@peoriaaz.gov>  
**Sent:** Thursday, May 8, 2025 5:02 PM  
[REDACTED]  
**Subject:** RE: Questions about Lone Mountain and 135th Ave PAD

Victoria,

I will let the applicant, Kurt, address your concerns below related to their proposed design. I can include you in the interested party email list related to this case for the city. I will redact your contact information before saving this email to the public record related to comments received on this case. Is it appropriate to identify you are just interested general information and that you are not opposed or in support of this project.

**Sarah Dircks, MCP, AICP**

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

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

[REDACTED]  
**Sent:** Thursday, May 8, 2025 4:20 PM

**To:** [kajones@tblaw.com](mailto:kajones@tblaw.com)

**Cc:** Sarah Dircks <[sarah.dircks@peoriaaz.gov](mailto:sarah.dircks@peoriaaz.gov)>; [REDACTED]

**Subject:** Questions about Lone Mountain and 135th Ave PAD

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

Hello Kurt,

We received a notice regarding the application for rezoning request. I also saw a slide show .pdf that has some diagrams showing the conceptual site plan. Can you give me some information specifically about the 135<sup>th</sup> Avenue alignment?

1. Is this going to be a 4 lane with boulevard, a 2 lane with boulevard, or just a 2 lane road?
2. How wide would the landscape buffer be between the existing west CMU wall of Trilogy and the curb of the road? Same question for the east side of said PAD.
3. Is a traffic study under way yet?
4. Will 135<sup>th</sup> be maintained by the city or is it a private road within the PAD?

Thank you,  
Victoria Suppo

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Rezoning Request Case # Z25-04  
**Date:** Wednesday, May 7, 2025 9:48:27 AM

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Sarah,

This area in Vistancia and North Peoria does not need more mid to high density housing. Traffic is currently a challenge to get in and out of the area due to the lack of access to Loop 303 North and South and to Happy Valley Road. Also, the “crown jewel” of this area is the wide open mountain views and desert landscape so why eliminate the very reason people choose to live here?

We are against rezoning this parcel and area to PAD. Leave the zoning as is at SR-43 to allow for lower density, desert beauty and less impact on the inadequate infrastructure.

John and Deanna Markosian

[REDACTED]

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Zone request Z25-04  
**Date:** Wednesday, May 7, 2025 1:30:34 PM

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

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Good day Sarah,

This note is to let you know I oppose the project you are planning . A lot of people including myself moved to the area for the beauty of the open spaces (desert) and it seems the city is only thinking about the revenue that will be collected from the taxes that will be put into the city , county and state coffers. It use to be a beautiful drive down the 303 freeway and now all the desert is being developed . My home is on 138th Ave and I have a incredible view of the Desert and the Sunsets but at the rate you (the city) is allowing the building in the area you are ruining why we have purchased are homes here. I left California 25 years ago because of the same issue Arizona is doing now . Over development is not the answer for a great place to live . Please stop this if you can. There are other areas that can be developed that will not have such a impact on the beauty of the desert. the community I live is is wonderful its a short walk to the desert and a lot of people use the desert to walk in and enjoy its beauty and animals. This letter will most likely fall on def ears because money talks and the developer will win but it will destroy the beauty us that moved here years ago for the.... open desert

Thank you for taking the time to read my ranting I have never done this before but I feel very strongly that the City of Peoria is make a big mistake buy allowing all this building to go on . Hope we don't run out of water along with the beauty of the desert.

Address : [REDACTED]

**Michael J. Simpson**

[REDACTED]

Ms. Dircks Sarah.Dircks@peoriaaz.gov  
Council Member Matt Bullock matt.bullock@peoriaaz.gov  
Mr. Kurt Jones kajones@tblaw.com  
Mr. Kyle Moyer kyle@kylemoyer.coc

**RE: Considerations when reviewing the re-zoning request Case No: Z25-04  
Lone Mountain and 135th Ave PAD**

When it comes to evaluating the zoning request, the concept of duplicating surrounding neighborhoods and seeking low density PAD zoning makes sense and aligns with the 2040 City of Peoria Strategic Plan in general, so I have no objection to that.

However, when it moves towards the PAD development there are several areas of concern that I have that straddle zoning and PAD decision making.

Three different developers combined together to purchase the state land which, intended or not, eliminated competitive bidding on the state land and therefore the purchase price was secured at the asking price with only one bidder. This strategy definitely benefited the developers.

My concerns lie in two main areas:

1. The development of Trilogy West by Shea homes also required rezoning including an area planned for estate homes at a density of 0-2 homes per acre. That land was rolled into the overall development plan which combined several different parcels to arrive at the overall low density zoning approval. There were no estate homes built, so that section of property helped offset increased density in other areas. In the initial plan submitted by the three developers shows quite a difference in planned zoning density between the 3 builders. I believe that the low density zoning request with an average of 2.31 homes per acre should apply equally and separately to each developer and not be averaged across all the PAD. The Lennar homes plan directly behind Montansoro Lane is the highest density of homes in entire PAD, which backs directly onto arguably the most expensive homes in Mita which all paid a premium for each lot.
2. Protecting the wildlife corridor behind the North side of Mita is critical. The rapid growth and continuous development of the Vistancia area has resulted in rapid displacement of natural wildlife which is disrupting the eco-system. Currently, there are several large packs of coyotes that travel along the back fence of Mita to and from the wash where they hunt. I have seen and have on camera several packs numbering 6 or more. Donkeys, Bobcats, Javelina's, rabbits, hares, horned owls, falcons etc. also make up the fauna that rely on the corridor daily to actively hunt and move between open spaces. Protecting the corridor with an appropriate set back between the proposed neighborhoods and Trilogy West is critical to ensure the natural eco system is maintained. Cutting this off will result in the continued increases in domestic animal attacks in neighborhoods and increased accidents with wildlife on the roadways, which we have been witnessing on social media websites. We must find a way to co-exist with the wildlife and take responsible measures to do so.

Clearly, well planned, thoughtful residential growth is important to the economy of Peoria and builds the community. Protecting open space, natural washes and the surrounding beauty is something the City should be proud of. The City should also be equally supportive of protecting the investment current residents have made in their homes and the type of residential environment the City purports to desire.

We look forward to working collaboratively with the City and the Developers and hope our concerns as established residents and taxpayers will be taken seriously.

Thank you for the opportunity to share our comments. We look forward to continued dialogue.

Sincerely

A large black rectangular redaction box covering the signature area.

**From:** [REDACTED]  
**To:** [diego.ortiz@collierseng.com](mailto:diego.ortiz@collierseng.com)  
**Cc:** [Sarah Dircks](#); [Matt Bullock](#)  
**Subject:** Fw: Neighborhood Rezoning Meeting  
**Date:** Wednesday, August 13, 2025 9:44:17 AM  
**Attachments:** [image001.png](#)

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You don't often get email from marycassellius@gmail.com. [Learn why this is important](#)

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

Good Morning Diego. I believe we met at the Pre-Zoning meeting a few months back. By way of re-introduction, my name is Mary Cassellius and I live at [REDACTED] [REDACTED] [REDACTED] in Desert Vista. After the meeting, I submitted a list of my questions/comments and concerns to Josh Hansma (Associate with Kyle Moyer) and to Sarah Dircks (City Staff Member) (see e-mail string below). I continued to follow-up with Josh, but no response. (I did receive an initial response from Ms. Dircks with the City, and can provide a copy of that e-mail to you should you wish to review it.)

As shown in this string - Josh did respond initially (only to tell me he would be getting back to me) but I have not heard back from him to date. I now see that you are the Applicant Representative shown on the Notice of Development Application I received last week.

In addition to the comments below - please provide me with information relative to the Citizen Participation Process whereby "The applicant shall prepare and submit a report to the Planning Division that describes the meeting, number of individuals in attendance, any comments/questions received at the meeting or any other form of communication received regarding the application, responses to comments/questions, and any mitigation issues identified as a result of the comments and concerns received."

I appreciate your timely response.

Sincerely,

Mary J. Cassellius  
Larry D. Grace

---

**From:** [REDACTED]  
**Sent:** Wednesday, August 6, 2025 7:53 PM

**To:** Josh Hansma <josh@kylemoyer.com>  
**Subject:** Re: Neighborhood Rezoning Meeting

Good Evening Josh. It's been a couple months now and I have yet to hear back from you regarding my questions for your development team. I have checked my spam/trash files and don't think I have missed any communication from you.

Can you please (a) confirm that you are receiving my e-mails and (b) advise me as to the anticipated timing of your response.

Thank you for your time.

Mary Cassellius  
Larry Grace

[REDACTED]  
[REDACTED]  
[REDACTED]

---

**From:** [REDACTED]  
**Sent:** Monday, June 30, 2025 3:41 PM  
**To:** Josh Hansma <josh@kylemoyer.com>  
**Subject:** Re: Neighborhood Rezoning Meeting

Good Afternoon Josh. I was just following up with the questions I had presented to you. I know that some of them are "forward thinking" but didn't want my concerns to fall through the cracks.

Please advise

Thank you for your time.

[REDACTED]  
[REDACTED]

---

**From:** Josh Hansma <josh@kylemoyer.com>  
**Sent:** Thursday, June 5, 2025 3:39 PM  
**To:** [REDACTED]  
**Subject:** Re: Neighborhood Rezoning Meeting

Mary—once again it was very nice to meet you last night. I wanted to follow up with you and let you know that I have forwarded your questions over to our development team. Please allow a few days for each of our team members to answer your questions. Once I have the information from the team I will get back to you. I hope you have an fantastic end to your week and once

again it was lovely to meet you last night. Thanks Mary!

Josh Hansma

**Josh Hansma**

**Associate, Kyle Moyer & Company**



(616) 540-5825

[josh@kylemoyer.com](mailto:josh@kylemoyer.com)

[KyleMoyer.com](http://KyleMoyer.com)

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**From:** [REDACTED]

**Date:** Thursday, June 5, 2025 at 11:41 AM

**To:** Josh Hansma <josh@kylemoyer.com>, sarah.dircks@peoriaaz.gov  
<sarah.dircks@peoriaaz.gov>

**Subject:** Neighborhood Rezoning Meeting

It was a pleasure to meet you during our brief discussion last evening. As a reintroduction, my name is Mary Cassellius, and I am the homeowner at [REDACTED]. When my home was constructed in 2017, I was aware that the adjacent state land would be developed at some point in the future. While I had hoped—optimistically—that such development would be far off, the time has now arrived.

After reviewing the **Follow-up Pre-Application Submittal** prepared on December 26, 2024, and the **Preliminary Application Information** from the meeting on January 15, 2025, I have a few questions, comments, and concerns that I hope can be addressed as part of this process.

**1. Traffic Impacts on Lone Mountain Parkway**

According to the Pre-Application Submittal:

- Page 4 states that “traffic for the area is anticipated to predominately utilize Lone Mountain Road for its direct connection to State Route 303 or Vistancia Boulevard.”

- Page 6 (Master Plat for Infrastructure) references improvements to Lone Mountain Road, which is also mentioned under **Preliminary Application Comments** (page 9, Traffic Division).

**Traffic Growth and Safety Concerns:**

ABC 15 Arizona reported in December 2024 that “The city says the Vistancia Boulevard and Lone Mountain Parkway intersection saw a 375% increase in crashes in 2024.” While I do not necessarily agree with the City’s decision, it was reported that the Peoria City Council unanimously approved a roundabout project to address this issue, with completion expected sometime in 2025.

Additionally, based on **Motley Fool’s 2025 Car Ownership Statistics**, Arizona households average **2.3 cars per household**, meaning the anticipated addition of **600+ new homes** in the development could introduce as many as **1,200 additional vehicles** to Vistancia’s surface streets.

With these factors in mind, I would like clarification on the anticipated improvements to Lone Mountain Parkway, including but not limited to the following:

- Planned lane restrictions or closures during construction.
- Projected timelines and phased implementation
- Increased safety for vehicles, pedestrians and cyclists
- Was this development taken into consideration when determination was made for the roundabout? What information/recommendations did your traffic studies yield?

**2. Comprehensive Mass Grading – specifically on Parcel 3**

Page 6 of the Pre-Application Submittal mentions that “Comprehensive Mass Grading is contemplated.” This is a broad statement, and I would appreciate further details regarding:

- The specific grading methods to be used (excavation, fill, compaction, etc.)
- Whether blasting is anticipated; if so, will pre-blast inspection surveys be offered to nearby homeowners? Concerns have previously been raised by NorthPoint residents regarding property damage reportedly caused by

blasting activities. Protecting my home's value and integrity is a top priority.

- Expected commencement and completion dates for grading.
- Dust mitigation strategies – residents along 137th Avenue all have view fences.

### **3. New Development's Impact on my property – specifically Parcel 3**

- Construction fence details, including height, material, and placement.
- Clarification of the proposed walkway shown – lighting/gravel. Is this calculated in the setback of the properties? This walkway will need to be signed strictly prohibiting motorized vehicles.
- The anticipated height of homes, particularly those adjacent to properties on 137th Avenue, will these be two-story homes? Secondly, what is the grading plan for Final Plat Parcel 3.
- Will the homes in the new development that butt up against those existing homes on 137th have view fences. I am not excited about looking out in my backyard's view fence to a 6-8' tall block wall.

### **4. Sewer System Modifications**

According to Page 9 (Paragraph 23) of the Preliminary Application:

- The existing sewer pump station and sewer stub at the end of 137th Avenue must be incorporated into the project so the pump station can be decommissioned, as outlined in the City's Sewer Master Plan.

I would like additional details on the **decommissioning process**, including:

- What steps will be taken during decommissioning?
- What structures or systems will remain after the process is completed?
- Who will have the on-going maintenance of this decommissioned facility

### **5. Project Liaison**

As this development progresses, I would appreciate the designation of a **liaison** who can serve as a point of contact for homeowners regarding potential **major**

**concerns** that arise throughout the construction process.

Please advise how the questions/comments/concerns that were raised through your initial review process will be communicated, as well as any “next steps” that you may be aware of and the timing of those “next steps”.

Thank you for your time, I look forward to hearing from you.

Mary J. Cassellius

Larry Grace

August 25, 2025

Ms. Dircks Sarah.Dircks@peoriaaz.gov  
Council Member Matt Bullock matt.bullock@peoriaaz.gov  
Mr. Kurt Jones kajones@tblaw.com  
Mr. Kyle Moyer kyle@kylemoyer.coc

**RE: Comments regarding the proposed PAD development P25-09**

I submitted some initial comments on May 25, 2025 in response to the proposed re-zoning Case No: Z25-04 Lone Mountain and 135th Ave PAD. I requested copies of the file P25-09 which were submitted simultaneously with the zoning request by the developer. The City clerk promptly sent me the non-confidential versions which is appreciated. Ms. Dircks has also been very helpful via email and offered to meet to answer any questions. I truly appreciate the partnership between the City and its residents.

There are many aspects of the PAD that are well thought out and ensure the new development fits in well with surrounding developments. The two areas of concern I raised before still apply namely, the density of the Lennar homes and the significant impact this development will have on the ecological aspects of the area.

Lennar homes, Parcel 2 is proposed at 3.79 DU/DA, has the largest number of homes overall (n=163) the smallest lot sizes overall with no lot over 5400 sq ft, and the second to smallest % of usable open space (5%). Parcel 2 is also the third largest area of the PAD 43.01 acres and should be amended to bring the DU/DA down to a more reasonable level. I recognize that the all the developers are calculating the average across the entire PAD but they also benefited by securing a lower price at auction by having only Shea bid and split the development up amongst themselves.

Track K homes (Lennar) back up directly to a wildlife corridor that connects the two washes on either side of Montansoro Lane. The Western most wash is designated 404 and travels throughout Trilogy and out to the Golf Course open space. This wash is used by countless types of wildlife including Horned owls, Hawks, Bobcats, Coyotes, Donkeys, Rabbits, Hares and many other animals in the food chain. The corridor connects along the back fence of Mita to the East side wash which also traverses through Trilogy.

The impact of urbanization and limited wildlife corridor development has been well documented and is considered by many leading edge Cities such as Buckeye,AZ in their land development plans.(ref 1 and 2). I urge the City of Peoria to do so as well as the growth and development is rapid, is increasing the heat island trends (Ref 3), and affecting the natural habitat we all came here to live amongst.

I would request the reviewers to carefully consider a few options:

1. The Lennar homes are the most densely laid out homes with the smallest lots. Increasing the width of the lots to reduce the density along the wildlife corridor, increasing the set back to 100' and allowing only single family homes along the back will help ensure three things:
  1. The home density per acre of this subdivision will fall more in line with the overall City zoning objective and help reduce the impact on radiant heat.

2. The amount of noise and light pollution will be reduced helping to ensure the ongoing use of the wildlife corridor by native species. It will also help prevent wildlife crossing 135th avenue and Vistancia blvd in favor of using the washes.
3. The grading plan shows a variance of 13+ feet in elevation gain between the homes along Montansoro Lane and Lots 150- 133 due to the contours of the land. The height of the homes will be significantly higher and create a negative visual impact and lack of privacy. Extending the setback and increasing the width of the Lennar home lots will improve both circumstances.

I appreciate the opportunity to comment and I hope these concerns will be given appropriate consideration during the review process.

Sincerely

A large black rectangular redaction box covering the signature area.

#### Attachments

1. Buckeye Wildlife Corridors. Best Practice Guide, July 26, 2021. <https://www.buckeyeaz.gov/home/showpublisheddocument/10898/637716390475800000>
2. The Impact of Urbanization on Wildlife Habitats: Challenges and Solutions. <https://uppcsmagazine.com/the-impact-of-urbanization-on-wildlife-habitats-challenges-and-solutions/>
3. Heat Island Trends. United States Environmental Protection Agency. <https://www.epa.gov/heatislands/heat-island-trends>

**From:** [REDACTED]  
**To:** Matt Bullock  
**Cc:** [Sarah Dircks](#)  
**Subject:** Re: MESQUITE DISTRICT EXPANSION  
**Date:** Thursday, November 13, 2025 1:16:08 PM  
**Attachments:** [Outlook-3nz3smzi.png](#)

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Lone Mountain and 135th

On Nov 13, 2025, at 1:14 PM, Matt Bullock <[matt.bullock@peoriaaz.gov](mailto:matt.bullock@peoriaaz.gov)> wrote:

Hi Carla & Charles,

Are you asking about the new Peoria Innovation Core or the North Peoria Gateway or some other expansion (since we have many projects proposed over the next 2 years). Thanks.

<Outlook-3nz3smzi.png>

**Matt Bullock**  
City Council Representative  
Mesquite District

**P:** 623-773-7608    **E:** [matt.bullock@peoriaaz.gov](mailto:matt.bullock@peoriaaz.gov)

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**From:** [REDACTED]  
**Sent:** Thursday, November 13, 2025 9:44 AM  
**To:** Matt Bullock <[matt.bullock@peoriaaz.gov](mailto:matt.bullock@peoriaaz.gov)>; Sarah Dircks <[Sarah.Dircks@PeoriaAZ.gov](mailto:Sarah.Dircks@PeoriaAZ.gov)>  
**Subject:** MESQUITE DISTRICT EXPANSION

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Matt Bullock/Sarah Dircks,

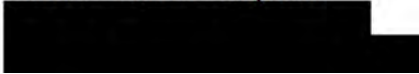
We are writing this email to let you and the city know we are not happy with the current proposal for the Mesquite District Expansion. Following are our major issues:

- 1) Parcel 2's housing density is greater than 4.5 dwelling units per acre, which is the highest housing density in the entire new development and 60% greater than the adjacent Trilogy density.
- 2) Parcel 2's level of housing density means lot widths of only 45 feet and we worry that this will lead to 2-story home being built on these lots. The minimum width should be 60 feet with only 1 story homes allowed in this area.
- 3) It would be nice to have a Wildlife Corridor and lots adjacent to Trilogy should have a specified minimum set-back distance.

We appreciate you voicing our concerns. We bought our home in the past year knowing that there would be a development adjacent to our backyard. We paid a premium for it assuming the new development would have similar requirements to the existing Trilogy development.

We would appreciate whatever you can do to voice our concerns.

Thanks,

Carla & Charles Karpinske  


**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Fw: Lone Mountain/135th development behind Trilogy  
**Date:** Wednesday, November 12, 2025 8:53:51 PM

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**From:** david zavos  
**Sent:** Wednesday, November 12, 2025 8:51 PM  
**To:** Matt Bullock <matt.bullock@peoriaaz.gov>  
**Subject:** Lone Mountain/135th development behind Trilogy

Hello Matt,

I just wanted to drop you an email to add to the public input on this project.

My wife Jayne and I live at [REDACTED] directly facing Parcel 1 to our north. Shea Homes sold us our lot as a "premium view lot", with a premium price of \$35,000 above base.

Our concern is that parcel sizes will be considerably smaller than ours and lead to the possibility of 2 story homes being constructed that would block our views to the north. We would request that the city limit the lot sizes of Parcel 1 to 60' minimums and prohibit the building of 2 story homes backing to Trilogy. We believe that this is a reasonable request of Shea, given that they sold our lots as "view". We are dismayed that Shea decided to finagle the bid process with State Land by forming an agreement with Lennar and Toll Brothers, thus eliminating the competition. Shea can say all they want that the other builders are out of their control but they have proven that they can influence the others and they can make clear the deals they made with the residents on the north side of Montansoro. Shea should be well informed, that if they proceed in a manner that is not consistent with our ability to enjoy our view lots as sold to us, then we will actively take to informing their future customers of this complete lack of customer service. They need to stay good neighbors.

Thank you for service to the community,

David & Jayne Zavos

[REDACTED]  
[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Fwd: Update on Shea/Lennar/Tollbrothers development - Meeting at the Mita Culinary Kitchen Monday Nov 17th 2-4 pm  
**Date:** Thursday, November 13, 2025 8:37:46 AM

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Sarah, could you please put us on the notification list for this as we are one of the homes affected. Thank you.

Juan P. Caldentey  
[REDACTED]

Begin forwarded message:

**From:** Andrea Caldentey [REDACTED]  
**Date:** November 13, 2025 at 7:47:39 AM MST  
**To:** Juan Caldentey [REDACTED]  
**Subject:** Fwd: Update on Shea/Lennar/Tollbrothers development - Meeting at the Mita Culinary Kitchen Monday Nov 17th 2-4 pm

It looks like Shae was the only bidder! How is that possible?  
Sent from my iPhone

Begin forwarded message:

**From:** [REDACTED]  
**Date:** November 12, 2025 at 3:21:46 PM MST  
**To:** [REDACTED]  
**Cc:** [REDACTED]

[REDACTED]

[REDACTED]

**Subject: Re: Update on Shea/Lennar/Tollbrothers development - Meeting at the Mita Culinary Kitchen Monday Nov 17th 2-4 pm**

Melissa,

Thanks for the information. Do you or anyone else have a template of item's we should address. If it is just the lot size we don't need one. Also, is it better to send a letter to city hall or should we send an email?

[REDACTED]

Sent from my iPhone

On Nov 12, 2025, at 3:09 PM, Melissa Porta

[REDACTED]

Linda,

Thank you for the update and providing an opportunity for Trilogy residents to meet with Council Member Bullock. We would like to provide additional information for this group.

We spoke with Sarah Dircks from the City of Peoria. She told us there was a small number of nearby residents who provided comments to the city. Without more people raising concerns, likely no action will be taken to change the plans.

It is important for everyone in Trilogy to understand that the lots directly behind Montansoro are proposed to be only 45' wide. Think about how much narrower this is than your current lot. With this lot size, 2-story homes backing up to Trilogy are very likely. This lot size will result in a housing density for Parcel 2 that is greater than 4.5 dwelling units per acre. Parcel 2 has the highest housing density for the entire new development and is nearly 60% greater than the adjacent Trilogy density.

We urge you to attend the meeting with Council Member Bullock if you are available **and** provide written comments to him and the City of Peoria. We can't stress enough how your written comments matter in this process. Thank you.

Melissa and Greg McAllister

On Wed, Nov 12, 2025 at 11:00 AM L S

wrote:

Here is the latest update from the City regarding the re-zoning application and the PAD.

A preliminary plat is an administrative review. The preliminary plat layout has not been submitted for 2nd review. The applicant is seeking to get on the agenda next month for the zoning case Z25-04, which is an entitlement case that will go before Planning and Zoning Commission and City Council.

When a meeting is scheduled, the site posting on the property will be updated, an ad will be posted in the Peoria Times, a postcard will be mailed to those within the required noticing area, and those who emailed me and were placed on the interested party list will be emailed. I just verified, your email is included in the interested party list for Z24-04. As a result, at minimum you will be notified by email once a meeting has been scheduled.

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

We will have the opportunity to attend the City Council meeting to discuss the re-zoning which is the Z24-04 application. As a reminder, the land is currently zoned RU-43 which is rural designation designed to limit housing to one house per acre and open space. The request is being made in line with the long term City development plan to approve the property as planned area development (PAD) (application P25-09) which then allows a developer to submit a plan to design a neighborhood with more density and some open space which Shea has also done but it still being reviewed and changes made to it per Sarah's note above.

The issue I have with this process is that Shea was the only bidder on the state land so they got it for the lowest price possible. They had a Joint Venture already established with Toll Brothers and Lennar homes to co develop the land. The PAD they are submitting shows an average of 2.43 homes per acre, however different builders have different densities of homes in their respective sections. Lennar homes has the highest density of homes on the smallest lots and likely will have the most 2 story homes which back directly up to homes along Montansoro Lane. It also sounds like 135th ave will be larger than the developers originally shared at the community meeting - as a result of push back from the City.

**Council Member Bullock, Mr. Moyer from the developers PR firm and hopefully the lawyer from Shea have agreed to meet with us again on Monday Nov 17th from 2-4 pm at the Mita Club in the Culinary kitchen. Here is the agenda they will cover:**

Welcome and recap of the history of the project up to today

What changes have ben made from resident input and suggestions

What the city still needs to decide on before and after plan submission

What can the builder still make changes on and what is final (discussing how development is a partnership and a compromise)

Update on the 135<sup>th</sup> Ave alignment and road

improvements

**I would urge you to attend and voice any concerns you have at this meeting. The developers are not obligated to make any changes the City does not request and I am hearing rumblings that they are less likely to work with us based on the City feedback for increased setbacks for 135th avenue. If they don't hear from the residents then we know what the outcome will be. If you know of people who back on to what will be 135th ave they are more than welcome to attend as well.**

Sincerely

Linda Simpson

**From:** [REDACTED]  
**To:** [Sarah Dircks](mailto:Sarah.Dircks@peoriaaz.gov)  
**Cc:** [REDACTED]  
**Subject:** Re: Case Z25-04  
**Date:** Wednesday, November 5, 2025 10:14:59 AM

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ok, thank you for the information.

On Wed, Nov 5, 2025 at 10:11 AM Sarah Dircks <[Sarah.Dircks@peoriaaz.gov](mailto:Sarah.Dircks@peoriaaz.gov)> wrote:

Joe,

The applicant has requested to form their own planned area development. The city does not regulate HOAs. Those are typically tied to CC&Rs and private agreements.

**Sarah Dircks, MCP, AICP**

Senior Planner

623-773-7514

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

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**From:** Joe Golio [REDACTED]  
**Sent:** Wednesday, November 5, 2025 7:45 AM  
**To:** Sarah Dircks <[Sarah.Dircks@peoriaaz.gov](mailto:Sarah.Dircks@peoriaaz.gov)>  
**Cc:** Nancy Golio [REDACTED]

**Subject:** Re: Case Z25-04

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Thank you Sarah. Would this development be considered part of Vistancia and part of our HOA or would it be some separate entity?

On Wed, Nov 5, 2025 at 7:41 AM Sarah Dircks <[Sarah.Dircks@peoriaaz.gov](mailto:Sarah.Dircks@peoriaaz.gov)> wrote:

Joe,

Congratulations on your recent home purchase and welcome to Peoria. The applicant has requested to building single family residential. The case is currently in second review. They are hoping to get on a Planning and Zoning Commission Agenda in December or January. No meeting date has been scheduled.

A postcard will be mailed to residents within 1320 linear feet of the property about 2 weeks before the meeting to notify people of a public meeting before the request is heard. I have attached the two mailers that went out. The notice of application (NOA) was sent by the city when the application was submitted to the city. The neighborhood meeting was sent by the applicant when they hosted their neighborhood meeting to discuss the project with residents. The applicant may be able to tell you more about their long-term plans on construction if you reach out to them via the number they provided in the flyer. If you want to see what they submitted to the city, you could (1) make a records request through the clerks office to receive documents, or (2) you are welcome to come to our office and I can pull up the plans for you to look at on a computer screen at the counter.

**Sarah Dircks, MCP, AICP**

Senior Planner

623-773-7514

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

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**From:** Joe Golio [REDACTED]  
**Sent:** Tuesday, November 4, 2025 11:02 AM  
**To:** Sarah Dircks <[Sarah.Dircks@peoriaaz.gov](mailto:Sarah.Dircks@peoriaaz.gov)>  
**Cc:** Nancy Golio [REDACTED]  
**Subject:** Case Z25-04

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Hi Sarah,

My wife Nancy and I just purchased a home in Peoria (Vistancia) and were on a walk this AM and noticed a Public Notice sign for a request to rezone property at Lone Mountain Parkway & 135th Ave (Case Z25-04).

Your name was on the sign as the city contact. We missed the Neighborhood Meeting that took place on June 4, 2025 as we were not yet here in our new home. I also see that the Planning and Zoning Commission Hearing is still TBD.

I was wondering if you had any information about this project from the Neighborhood Meeting or any information in general that you could share with us on this proposed project. Looks like the Proposed Use is for Single Family Residential. Any idea on the timing of this project?

Thanks very much for any info that you might be able to provide us.

Joe

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Cc:** [Matt Bullock](#)  
**Subject:** Re Zoning lots near Trilogy West  
**Date:** Thursday, June 19, 2025 10:53:13 PM

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Hello,

I just wanted to urge consideration when re zoning the 1 acre lots to higher density parcels for the property north and west of the Mita side of Trilogy. Please consider the setback to be 50ft or further so streets, walls and homes are not easily seen from Trilogy homes along the borders. Everyone who bought into this area came for the desert and mountain landscapes.

I'll also recommend the developer limiting homes on the Trilogy borders to single level lots, so there aren't any 2-story homes overlooking Trilogy backyards.

Thank you for your consideration,

Joel L. Resnick  
[REDACTED]

**From:** [Sarah Dircks](#)  
**To:** [REDACTED]  
**Subject:** RE: Lone Mountain & 135th Lennar Parcel 2....  
**Date:** Thursday, June 5, 2025 2:01:00 PM  
**Attachments:** [image001.png](#)

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Ron,

I am the assigned city reviewer for this rezoning application. I will document opposition from Ron Stewart (residing at [REDACTED]) A compilation of public comment that will be shared with the applicant team, Planning and Zoning Commission, and Council. I will also add you to the interested party email list so you can receive future updates related to meetings.

It sounds like your email was already provided to the applicant's public outreach group. I can also provide you the applicant's contact information if you want to talk someone else from their team related to their proposed design. At this time, a formal submittal has not been made for the layout of the development. The conceptual exhibits on posters at the meeting provided more information than that was previously provided to the city. Please let me know if you have any further questions related to the review process.

**Sarah Dircks, MCP, AICP**

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

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**From:** Matt Bullock <[matt.bullock@peoriaaz.gov](mailto:matt.bullock@peoriaaz.gov)>  
**Sent:** Thursday, June 5, 2025 11:35 AM  
**To:** Ron Stewart [REDACTED] Sarah Dircks <[Sarah.Dircks@peoriaaz.gov](mailto:Sarah.Dircks@peoriaaz.gov)>  
**Subject:** Re: Lone Mountain & 135th Lennar Parcel 2....

Hi Ron,

I'll pass your email on to Kyle Moyer whose company is the developer representative tasked with the event last night and future community events to gather resident input and see what changes can possibly be implemented.

**Matt Bullock**  
[Council Representative](#)



Mesquite District

P: 623-773-7328 E: [matt.bullock@peoriaaz.gov](mailto:matt.bullock@peoriaaz.gov)

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**From:** Ron Stewart [REDACTED]  
**Sent:** Thursday, June 5, 2025 11:31 AM  
**To:** Sarah Dircks <[Sarah.Dircks@peoriaaz.gov](mailto:Sarah.Dircks@peoriaaz.gov)>; Matt Bullock <[matt.bullock@peoriaaz.gov](mailto:matt.bullock@peoriaaz.gov)>  
**Subject:** Lone Mountain & 135th Lennar Parcel 2....

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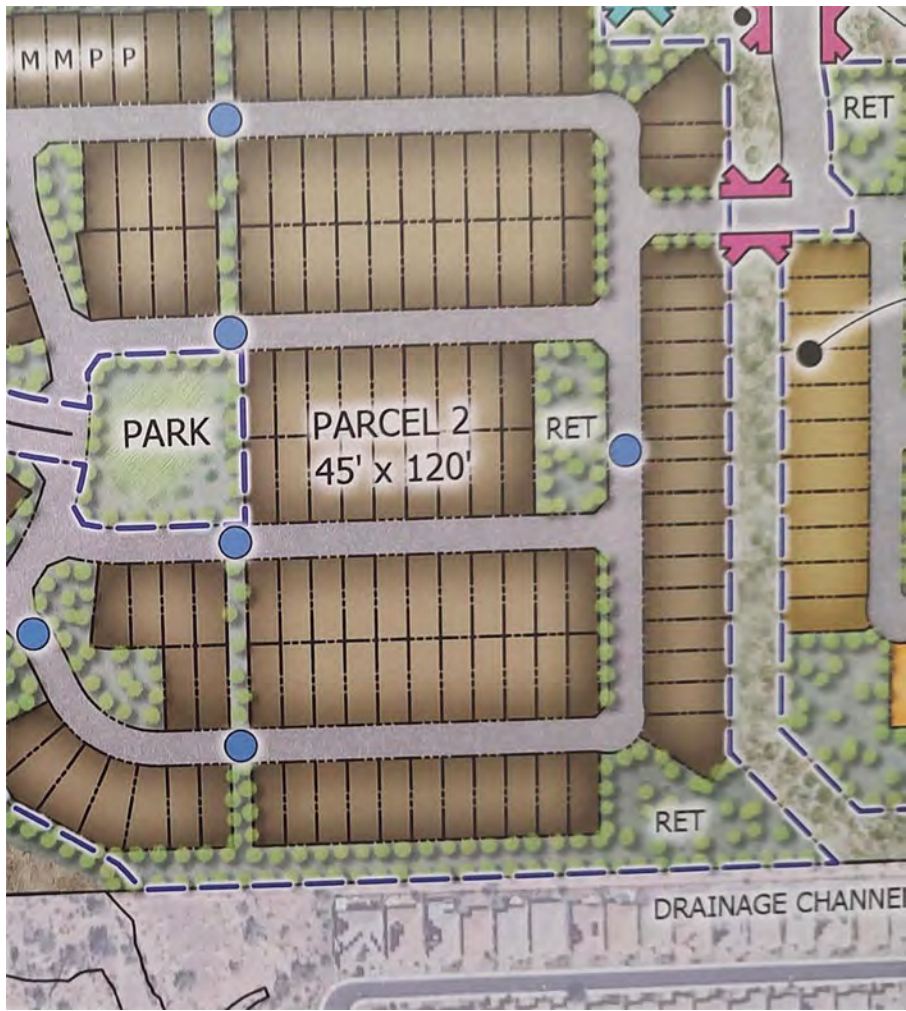
Good morning Sarah and Matt,

I live at [REDACTED]

[REDACTED] and was able to attend the new development meeting last night at Vistancia Elementary. I have to say that when I came upon the proposed layout behind my house, I thought I was looking at a condensed military housing proposal with very little buffer area. I sure hope you will consider the long term positive effect that Trilogy and its residents have brought to Vistancia and do whatever you can to make the new development not be as intrusive as it looks, making current residents not be able to enjoy living here.

Thank you,

Ron Stewart  
[REDACTED]



**From:** [Sarah Dircks](#)  
**To:** [REDACTED]  
**Subject:** RE: Rezoning request for new Shea development  
**Date:** Tuesday, June 3, 2025 3:04:00 PM  
**Attachments:** [image001.png](#)

---

Cathy,

I am the assigned city reviewer for this rezoning application. I will document opposition from Cathy Stano ([REDACTED]). A compilation of public comment that will be shared with the applicant team, Planning and Zoning Commission, and Council. I will also add you to the interested party email list so you can receive future updates related to meetings.

As noted in the email below, there is an applicant hosted meeting tomorrow. This might be an opportunity for you to have additional dialog with the applicant design team. Please let me know if you have any further questions related to the review process.

**Sarah Dircks, MCP, AICP**

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

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**From:** Matt Bullock <matt.bullock@peoriaaz.gov>  
**Sent:** Tuesday, June 3, 2025 2:54 PM  
**To:** Cathy Stano ([REDACTED]) Sarah Dircks <Sarah.Dircks@peoriaaz.gov>  
**Subject:** Re: Rezoning request for new Shea development

Hello Cathy and Rob.

Are you able to make it to the first community meeting tomorrow night, June 4th at Vistancia Elementary School (starting at 6pm)? That would be a great time to meet the developer and their land-use attorney and discuss what they are anticipating for the plat map and overall design. If you can't make it, I would be happy to connect you with the developer's community outreach team.

Let me know.



**Matt Bullock**

Council Representative

Mesquite District

P: 623-773-7328 E: [matt.bullock@peoriaaz.gov](mailto:matt.bullock@peoriaaz.gov)

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**From:** Cathy Stand [REDACTED]  
**Sent:** Tuesday, June 3, 2025 2:48 PM  
**To:** Sarah Dircks <[Sarah.Dircks@peoriaaz.gov](mailto:Sarah.Dircks@peoriaaz.gov)>; Matt Bullock <[matt.bullock@peoriaaz.gov](mailto:matt.bullock@peoriaaz.gov)>  
**Subject:** RE: Rezoning request for new Shea development

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Dear Sarah Dircks and Matt Bullock,

We are sending you this letter regarding the rezoning request made by Shea, Toll Brothers and Lennar for the land bordering the north and west boundaries of Trilogy at Vistancia.

We have been living on Montansoro Lane for over 2 years with the understanding that somewhere down the road the land bordering (North) of our home would be developed.

Our main concerns would be that the developers will take into consideration putting in larger lot sizes that border us directly to maintain the density to be in more in alignment with Trilogy.

Additionally, keeping as much open space as possible as to not impact the beauty of the open desert and mountain views, and to maintain our existing property values as we paid an additional lot premium when we purchased in March 2023.

In addition, there is a very active wildlife corridor (which we encourage) that will be taken away along the boundary of our homes.

We would appreciate all parties to consider larger set backs from our Trilogy property lines, taller walls to be installed, and landscaping to blend in with the desert flora, and ideally one story homes.

Thank you for your consideration,

Kindly,

Cathy Stano & Bob Shafer

[REDACTED]

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Cc:** [REDACTED]  
**Subject:** Re: Rezoning Application Z25-04  
**Date:** Tuesday, June 3, 2025 6:47:13 PM

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Hi Sarah,

This is Sally Pyles. Please note that as residents of [REDACTED] I also object (are opposed) to this rezoning application. We bought into Vistancia/Peoria because of the planning/permitting that was in place as of May 2024. We understood that the beauty of our views and natural environment would be protected because of what was put in place. I do not want higher-density housing than was originally planned/agreed to.

Thank you,  
Sally Pyles

Sent from my iPhone

> On Jun 3, 2025, at 3:17 PM, Sarah Dircks <sarah.dircks@peoriaaz.gov> wrote:

>

> As residents of [REDACTED] we object (are opposed) to this rezoning application. We bought into Vistancia/Peoria because of the planning/permitting that was in place as of May 2024. We do not want higher-density housing than was originally planned/agreed to.

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Rezoning Application Z25-04  
**Date:** Thursday, May 29, 2025 9:22:22 PM

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Hi Sarah,

We're unable to attend the neighborhood meeting on June 4, 2025 pertaining to Rezoning Application Z25-04 (south of Lone Mountain Rd at the 135th Alignment; brought forth by Shea Homes and Kurt Jones from Tiffany & Bosco, P.A.). In absentia of that meeting, here is our statement:

As residents of [REDACTED] we object (are opposed) to this rezoning application. We bought into Vistancia/Peoria because of the planning/permitting that was in place as of May 2024. We do not want higher-density housing than was originally planned/agreed to.

Thank you,  
Roger & Sally Pyles  
Pyles Family Revocable Trust  
[REDACTED]

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Cc:** [Sandra Zarcone](#)  
**Subject:** Shea Homes Development Project  
**Date:** Sunday, June 1, 2025 9:44:32 AM

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This is the 646 homes proposed on the south side of Lone Mountain and 135th Ave. We live in Desert Vista, and our view lot, for which we paid a premium, is adjacent to Plat Parcel 3 of this proposal.

We are extremely concerned regarding the multiple dynamite blasting's damage to our property, the added congestion of approximately 1200 vehicles on the nearby roads, our home value if we lose our view lot, the strain on our sewer system which already emits an odor, and the home density in this area.

Thank you for your consideration.

John McClure and Sandra Zarcone

[REDACTED]

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Neighborhood Meeting - Application Z25-04  
**Date:** Sunday, May 25, 2025 11:51:23 AM

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Hi Sarah,

As identified in the homeowner notification letter, your the contact assigned for homeowners impacted to gain additional information before this scheduled meeting.

As a homeowner directly impacted by this proposed rezoning, I formally request all available public information in related to the applicants "site plan review application", including the citizen participation plan for proposed rezoning and construction of the proposed 641 single family residential homes.

Please kindly provide all available public information prior to the neighborhood meeting on June 4th, 2025, but not limited to; all submitted information by applicant, any construction plans, plat maps, traffic revisions plans, off-site improvements, building heights, open space plans, road alterations and/or Improvements, set backs, landscaped areas, traffic congestion reports, construction timelines for full development, any blasting plans, impact to wildlife reports, parks & recreations plans, rural environment impact information, and any other information related to the construction of the site and impact on the neighboring homes and environment.

Thank you,

Vistancia Entrada Homeowner,

Jeff Derryberry  
[REDACTED]

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Re: Shea Homes Rezoning  
**Date:** Thursday, May 22, 2025 2:53:03 PM

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Thank you Sarah for your prompt and clear response.

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**From:** Sarah Dircks <sarah.dircks@peoriaaz.gov>  
**Sent:** Thursday, May 22, 2025 2:41:15 PM  
**To:** [REDACTED]  
**Subject:** RE: Shea Homes Rezoning

Jake,

The neighborhood meeting for Z24-04, on June 4<sup>th</sup> is an applicant hosted meeting. I believe they are hosting it as an open house and should have exhibits and maps to share. You should not need to make reservations.

I am the assigned City staff reviewer. They have not submitted a preliminary plat application for the ultimate layout of the development. There are some plans that are available in our office that can be brought up on a computer screen to share. Their attorney's contact is, Kurt Jones, from Tiffany & Bosco, P.A. is (602) 452-2729 or [kajones@tblaw.com](mailto:kajones@tblaw.com). Their public outreach person is Josh Hansma and they can be contact at [Josh@kylemoyer.com](mailto:Josh@kylemoyer.com) or (480) 372-1976. They might have additional information to share beyond what we have available at this time.

**Sarah Dircks, MCP, AICP**

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

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---

**From:** [REDACTED]

**Sent:** Thursday, May 22, 2025 11:00 AM  
**To:** Sarah Dircks <sarah.dircks@peoriaaz.gov>  
**Subject:** Shea Homes Rezoning

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

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Good morning, Sarah,

I am contacting you because I received a notice from Shea Homes concerning a rezoning meeting at Vistancia Elementary School on June 4, 2025. The notice had a general map of the proposed development. Two things with which I need your help.

- Map of Proposed Development- this there a map or rendering of the proposed development?
- June 4 Meeting- it this an open forum or are reserved attendance required?

Thanks for your help in advance. If you cannot answer the questions I have, can you point me in the right direction?

All the best

Jake Timmins  
[REDACTED]

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Cc:** [Josh Hansma](#)  
**Subject:** Re: Request for Rezoning Application Details and Community Investment Consideration  
**Date:** Wednesday, May 21, 2025 3:35:29 PM  
**Attachments:** [image001.png](#)

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**Dear Mr. Hansma,**

Thank you for your response to my inquiry regarding the development proposal. As a homeowner, I wanted to confirm there were no plans for multifamily or apartment units or stores proposed for this site, and a significant allocation of open space and community amenities. I along with many of our neighbors walk, ride our bike on Lone Mountain and would like to see that area conserved for nature.

I will send you suggestions regarding community investment and youth development programs in a separate email in the coming week. I welcome the opportunity to discuss what is possible for ensuring our youth grow intellectually through skills and knowledge building and well-being as our community grows. I am confident there are creative ways to integrate some of these concepts into our broader vision for the area.

**Sarah ~**

Thank you for your email and the clarification regarding the applicant portal. I saw applicant credentials were required. I will follow-up to share my home address to be included on the interested list.

Thank you again for your time and thorough response.

Warm regards,  
~*dr*Cloretta

On Wed, May 21, 2025 at 3:07 PM Sarah Dircks <[sarah.dircks@peoriaaz.gov](mailto:sarah.dircks@peoriaaz.gov)> wrote:

Loretta,

I have added you to the City's interested party list for this case and will save your email as an information inquiry related to the project to include with the public record for this case. If you would like to email me separately with your address I can add it to the record. We redact contact information before emails are shared externally, however it is often of general interest where inquiries are received from.

Josh & Loretta,

Based on the email response below I wanted to clarify the Development Service portal referenced below is an applicant portal for applicants to submit documents and receive comments from the city. Only those associated to an application can access documents from the portal for a case. Unfortunately Loretta will not be able to access her requested information from the portal.

Members of the public are welcome to the Planning office Monday -Thursday 7am -6pm and we can always pull plans up at the counter (we are closed Memorial Day). We cannot print or email documents without an official records request. Records request are process through the City Clerk's office: <https://www.peoriaaz.gov/government/departments/city-clerk-office/records-request>. There are some limitations to what engineering documents can be sent out by the city. In some cases, depending on the type of documents requested, the public would have to reach out directly to the applicant's design team / engineer if they sealed the plans. The plans are currently out to applicant for revision. Ideally the most up-to-date information, exhibits, and/or handouts would be available at the applicants meeting next month.

### **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:** Josh Hansma <[josh@kylemoyer.com](mailto:josh@kylemoyer.com)>

**Sent:** Wednesday, May 21, 2025 2:32 PM

**To:** Loretta Cheeks, Ph.D. [REDACTED]

**Cc:** Sarah Dircks <[sarah.dircks@peoriaaz.gov](mailto:sarah.dircks@peoriaaz.gov)>

**Subject:** Re: Request for Rezoning Application Details and Community Investment Consideration

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Dear Dr. Cheeks,

Thank you for your message and for your interest in the proposed rezoning of the Shea, Toll Brothers and Lennar property at 138<sup>th</sup> Ave and Lone Mountain. At this time, the rezoning application is still in the initial stages of the public review process; however, the application can be reviewed in the city's website within the planning department.

<https://devservices.peoriaaz.gov/devservices/Default.aspx>

Additionally, I would like to personally invite you to attend our neighborhood open house on June 4<sup>th</sup> from 6PM-7:30PM at Vistancia Elementary to speak with and have your questions answered by our team and project experts.

The proposal includes a variety of single-family residential lot sizes and a significant allocation of open space and community amenities; there are no multifamily or apartments proposed for this site. Any future changes to land use beyond what is proposed in the PAD would require a formal amendment and subsequent public review process. The development team is mindful of community input and looks WE LOOK forward to ongoing engagement as the process moves forward.

We also appreciate your suggestions regarding community investment and youth development programs. While those types of items are not typically addressed through zoning applications, we understand the importance of such initiatives and are happy to discuss your ideas further with the development team.

Should you have additional questions or would prefer to speak in more detail, I'd be happy to schedule a phone call at your convenience. Please let me know if this would be of interest to you.

Thank you again for your engagement and thoughtful inquiry.

Josh Hansma

**Josh Hansma**

Associate, Kyle Moyer & Company



(616) 540-5825

[Josh@kylemoyer.com](mailto:Josh@kylemoyer.com)

[KyleMoyer.com](http://KyleMoyer.com)

---

**From:** Loretta Cheeks, Ph.D. [REDACTED]  
**Date:** Tuesday, May 20, 2025 at 6:06 PM  
**To:** Josh Hansma <[josh@kylemoyer.com](mailto:josh@kylemoyer.com)>  
**Cc:** [sarah.dircks@peoriaaz.gov](mailto:sarah.dircks@peoriaaz.gov) <[sarah.dircks@peoriaaz.gov](mailto:sarah.dircks@peoriaaz.gov)>  
**Subject:** Request for Rezoning Application Details and Community Investment Consideration

Hello Mr. Hansma,

I trust this message finds you well. My name is Dr. Loretta H. Cheeks, a resident of Entrada; home built/purchased by Shea Homes in 2010.

I am writing to request a copy of the proposed application for the rezoning of the 280-acre property from Suburban Ranch 43 (SR-43) to Planned Area Development (PAD). I would appreciate it if you could include the specific terms and details associated with the application.

Additionally, I have a few questions to help me better understand the scope and intent of the proposed development:

**Land Use Mix:**

Will the PAD application include only single-family homes, or are multifamily units (such as apartments or townhomes) and commercial uses (such as stores or offices)

also being proposed?

**Lot Sizes and Density:**

The information I have indicates 641 single-family residential lots, ranging from approximately 5,400 to 10,800 square feet. Can you confirm these figures and provide a breakdown of the lot size distribution?

**Open Space and Shared Infrastructure:**

What percentage of the total acreage is planned for parks, trails, community amenities, and other shared open spaces? Could you provide a conceptual layout or description of these areas?

**Future Amendments:**

If the PAD is approved as proposed, would any changes—such as adding apartments or commercial uses—require a formal amendment and additional public review?

**Community Amenities:**

Are there any plans for amenities such as playgrounds, sports fields, clubhouses, or community gardens within the development?

In addition to the above, I would like to request that a percentage of funds from the project be specifically designated for investing in community and youth development programs. These funds could support initiatives such as after-school activities, youth sports, STEAM/STEM programs related to workforce development, educational workshops, and other opportunities that benefit local families and help foster a vibrant, inclusive community. Could you let me know if this is something that can be incorporated into the development agreement? If so, I would appreciate information on how the percentage might be determined, how the funds would be allocated, and what types of programs might be eligible for support.

Please let me know if you need any clarification regarding my questions. I look forward to reviewing the proposed application and learning more about the vision for this project, as well as how it can positively impact the broader community.

Thank you for your time and assistance.

--



| Loretta Cheeks, Ph.D.



Artificial Intelligence | Machine Learning | Data Science | STEAM

[Redacted]

[Redacted]

Strong TIES and DS Innovation, Founder & CEO

[Redacted]



"Great minds discuss ideas, medium minds discuss events, and little minds discuss people."

**From:** [Kurt A. Jones](#)  
**To:** [REDACTED]  
**Cc:** [Sarah Dircks](#); [REDACTED]  
**Subject:** RE: Questions about Lone Mountain and 135th Ave PAD  
**Date:** Friday, May 16, 2025 10:20:04 AM

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Victoria, please see our responses in red below to your initial four (4) questions email.

As for your open house questions, we have legally advertised for the June 4 open house and notices went out to all your neighbors within 1,350 feet of our property. We intend to hold an open house that evening and allow attendees to visit with our development team and ask questions and have dialogue with them. There will not be an official presentation. Our outreach team will be happy to reach out to you and meet with you individually if you'd like. They could meet you at your home, a nearby coffee shop or your clubhouse. Let me know if you want them to reach out to you to set up a time. Please let me know if you have any other questions. Kurt

Kurt A. Jones | Senior Planner | 602.452.2729



---

**From:** [REDACTED]  
**Sent:** Wednesday, May 14, 2025 4:17 PM  
**To:** Kurt A. Jones <kajones@tblaw.com>  
**Cc:** sarah.dircks@peoriaaz.gov; 'Paul Suppo' <BigKupuna@outlook.com>  
**Subject:** RE: Questions about Lone Mountain and 135th Ave PAD

Kurt,

Thank you for your response and I look forward to finding out the details. Unfortunately, we will not be able to attend the meeting on June 4<sup>th</sup>. Is there any possibility to postpone it to the following week? Will there be video of the presentation available to view afterwards?

Victoria

---

**From:** Kurt A. Jones <[kajones@tblaw.com](mailto:kajones@tblaw.com)>  
**Sent:** Wednesday, May 14, 2025 3:56 PM  
**To:** [REDACTED]  
**Cc:** [sarah.dircks@peoriaaz.gov](mailto:sarah.dircks@peoriaaz.gov); [REDACTED]

**Subject:** RE: Questions about Lone Mountain and 135th Ave PAD

Victoria, thank you for reaching out with your questions/concerns regarding the proposed PAD change zoning amendment at Lone Mountain and 135th Avenue in Peoria, AZ. We appreciate your interest and understand the importance of clear, open, communication during this process. I apologize for the timing of my response. Our engineering team has been working with the City engineers on the design of 135<sup>th</sup> Avenue and I should know more in a few days. Our submittal is being reviewed by the City staff and their first review comments to us will be back hopefully sometime next week. Once I receive this information, I will forward answers to your questions below.

We would also like to extend an invitation to you to attend our upcoming neighborhood meeting. We are hosting a project open house on Tuesday June 4th at 6PM at Vistancia Elementary 30009 N Sunrise Point, Peoria, AZ 85383. We will have several development team representatives present to share images and exhibits regarding the development as well as answer any questions you may have. The meeting is open to the public and all residents and neighbors are welcome to attend.

Again, I will follow up with answers to your specific questions in the next few days. Kurt

Kurt Jones, Senior Planner  
D: 602.452.2729 | M: 480.225.8937  
**TIFFANY & BOSCO, P.A.**

---

**Sent:** Thursday, May 8, 2025 4:20 PM

**To:** [kajones@tblaw.com](mailto:kajones@tblaw.com)

**Cc:** [sarah.dircks@peoriaaz.gov](mailto:sarah.dircks@peoriaaz.gov); [REDACTED]

**Subject:** Questions about Lone Mountain and 135th Ave PAD

Hello Kurt,

We received a notice regarding the application for rezoning request. I also saw a slide show .pdf that has some diagrams showing the conceptual site plan. Can you give me some information specifically about the 135<sup>th</sup> Avenue alignment?

1. Is this going to be a 4 lane with boulevard, a 2 lane with boulevard, or just a 2 lane road?  
*We are working with City staff through our TIA to determine final design of 135<sup>th</sup> Ave. We won't know for a few months exactly what will be required to be built.*
2. How wide would the landscape buffer be between the existing west CMU wall of Trilogy and the curb of the road? Same question for the east side of said PAD. *There is an existing 10' landscape tract that is between the existing dedicated right-of-way and the existing Trilogy West wall. The 10' tract is currently part of the Trilogy at Vistancia Community Association. The east half of the 135th right-of-way dedication and*

landscape tract was part of the Trilogy West plat when the community was constructed. Trilogy West did an in-lieu payment to defer the roadway construction since the roadway was not needed at that time. The proposed development will now construct that portion of the existing right-of-way.

3. Is a traffic study under way yet? A TIA was submitted with the PAD.
4. Will 135<sup>th</sup> be maintained by the city or is it a private road within the PAD? It is a public roadway and the City will maintain the roadway, but the HOA's that abut the roadway will maintain the landscaping.

Thank you,  
Victoria Suppo

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** RE: Questions about Lone Mountain and 135th Ave PAD  
**Date:** Saturday, May 10, 2025 3:41:00 AM

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Sarah,

We had just bought into a 55+ community just 1 year ago and did not expect to have a high-density development next to us, nor a main road next to our home. When we bought our home, I researched Peoria planning and Maricopa maps to find out what the land use was next to us and found that the zoning is suburban ranch which I understand is high density 1 acre lots.

Yes, please include me in the interested party email list.

Thank you,  
Victoria Suppo

---

**From:** Sarah Dircks <sarah.dircks@peoriaaz.gov>  
**Sent:** Thursday, May 8, 2025 5:02 PM  
**To:** [REDACTED]  
**Subject:** RE: Questions about Lone Mountain and 135th Ave PAD

Victoria,

I will let the applicant, Kurt, address your concerns below related to their proposed design. I can include you in the interested party email list related to this case for the city. I will redact your contact information before saving this email to the public record related to comments received on this case. Is it appropriate to identify you are just interested general information and that you are not opposed or in support of this project.

**Sarah Dircks, MCP, AICP**

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

**City of Peoria | Planning Department**  
9875 N. 85th Avenue, Peoria, AZ 85345  
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**From:** [REDACTED]  
**Sent:** Thursday, May 8, 2025 4:20 PM  
**To:** [kajones@tblaw.com](mailto:kajones@tblaw.com)  
**Cc:** Sarah Dircks <[sarah.dircks@peoriaaz.gov](mailto:sarah.dircks@peoriaaz.gov)>; [REDACTED]  
**Subject:** Questions about Lone Mountain and 135th Ave PAD

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

Hello Kurt,

We received a notice regarding the application for rezoning request. I also saw a slide show .pdf that has some diagrams showing the conceptual site plan. Can you give me some information specifically about the 135<sup>th</sup> Avenue alignment?

1. Is this going to be a 4 lane with boulevard, a 2 lane with boulevard, or just a 2 lane road?
2. How wide would the landscape buffer be between the existing west CMU wall of Trilogy and the curb of the road? Same question for the east side of said PAD.
3. Is a traffic study under way yet?
4. Will 135<sup>th</sup> be maintained by the city or is it a private road within the PAD?

Thank you,  
Victoria Suppo

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Rezoning Request Case # Z25-04  
**Date:** Wednesday, May 7, 2025 9:48:27 AM

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Sarah,

This area in Vistancia and North Peoria does not need more mid to high density housing. Traffic is currently a challenge to get in and out of the area due to the lack of access to Loop 303 North and South and to Happy Valley Road. Also, the “crown jewel” of this area is the wide open mountain views and desert landscape so why eliminate the very reason people choose to live here?

We are against rezoning this parcel and area to PAD. Leave the zoning as is at SR-43 to allow for lower density, desert beauty and less impact on the inadequate infrastructure.

John and Deanna Markosian  
[REDACTED]

**From:** [REDACTED]  
**To:** [Sarah Dircks](#)  
**Subject:** Zone request Z25-04  
**Date:** Wednesday, May 7, 2025 1:30:34 PM

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Good day Sarah,

This note is to let you know I oppose the project you are planning . A lot of people including myself moved to the area for the beauty of the open spaces (desert) and it seems the city is only thinking about the revenue that will be collected from the taxes that will be put into the city , county and state coffers. It use to be a beautiful drive down the 303 freeway and now all the desert is being developed . My home is on 138th Ave and I have a incredible view of the Desert and the Sunsets but at the rate you (the city) is allowing the building in the area you are ruining why we have purchased are homes here. I left California 25 years ago because of the same issue Arizona is doing now . Over development is not the answer for a great place to live . Please stop this if you can. There are other areas that can be developed that will not have such a impact on the beauty of the desert. the community I live is is wonderful its a short walk to the desert and a lot of people use the desert to walk in and enjoy its beauty and animals. This letter will most likely fall on def ears because money talks and the developer will win but it will destroy the beauty us that moved here years ago for the.... open desert

Thank you for taking the time to read my ranting I have never done this before but I feel very strongly that the City of Peoria is make a big mistake buy allowing all this building to go on . Hope we don't run out of water along with the beauty of the desert.

Address : [REDACTED]

**Michael J. Simpson**

**Hells Gate Hot Dog CO.**  
[REDACTED]

**From:** [Sarah Dircks](#)  
**To:** [REDACTED]  
**Subject:** RE: Lone Mountain & 135th Avenue: Rezone (Z25-04)  
**Date:** Wednesday, November 19, 2025 5:50:00 PM

---

Good Afternoon,

Preliminary plats are an administrative process and are approved at the staff level. The meetings will be to focus on the proposed development standards in the PAD.

**Sarah Dircks, MCP, AICP**





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

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**From:** [REDACTED]  
**Sent:** Wednesday, November 19, 2025 4:53 PM  
**To:** Sarah Dircks <Sarah.Dircks@peoriaaz.gov>  
**Subject:** RE: Lone Mountain & 135th Avenue: Rezone (Z25-04)

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

Sarah,

Are these 2 meetings addressing just the rezoning or is it also for the Plat?

---

**From:** Sarah Dircks <[Sarah.Dircks@peoriaaz.gov](mailto:Sarah.Dircks@peoriaaz.gov)>  
**Sent:** Wednesday, November 19, 2025 3:13 PM  
**Cc:** Sarah Dircks <[Sarah.Dircks@peoriaaz.gov](mailto:Sarah.Dircks@peoriaaz.gov)>  
**Subject:** Lone Mountain & 135th Avenue: Rezone (Z25-04)

Good Morning,

You are being contacted because you reached out to City identifying you were interested in the Lone Mountain & 135th Avenue: Rezone (Z25-04). Your public comment has already been documented for the case and will be shared with Planning

and Zoning Commission and City Council in advance of the meeting. I am reaching out to you to let you know that the rezoning application has been scheduled for public hearing. Upcoming meeting dates are as follows:

- **Planning and Zoning Commission**
  - The applicant is seeking a recommendation to City Council
  - Thursday, December 11, 2025, at 6:00 p.m.
  - Public Safety Administration Building in the Peoria Room, 8351 W. Cinnabar Avenue, Peoria Arizona 85345.
- **City Council Hearing**
  - The applicant is seeking City Council's vote and approval
  - Tuesday, January 27, 2025, beginning at 6:00 p.m.
  - Public Safety Administration Building in the Peoria Room, 8351 W. Cinnabar Avenue, Peoria Arizona 85345.
  - Should this meeting date be cancelled, this item will be forwarded to the next scheduled meeting.

A notice of hearing was also sent to neighboring property owners within the noticing area and register HOAs within a mile.

**Sarah Dircks, MCP, AICP**

Senior Planner

623-773-7514

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

**City of Peoria | Planning Department**

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**From:** [REDACTED]  
**To:** [Matt Bullock](#)  
**Cc:** [Sarah Dircks](#)  
**Subject:** Re: MESQUITE DISTRICT EXPANSION  
**Date:** Thursday, November 13, 2025 1:16:08 PM  
**Attachments:** [Outlook-3nz3smzi.png](#)

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Lone Mountain and 135th

On Nov 13, 2025, at 1:14 PM, Matt Bullock <[matt.bullock@peoriaaz.gov](mailto:matt.bullock@peoriaaz.gov)> wrote:

Hi Carla & Charles,

Are you asking about the new Peoria Innovation Core or the North Peoria Gateway or some other expansion (since we have many projects proposed over the next 2 years). Thanks.

<Outlook-3nz3smzi.png>

**Matt Bullock**  
City Council Representative  
Mesquite District

P: 623-773-7608 E: [matt.bullock@peoriaaz.gov](mailto:matt.bullock@peoriaaz.gov)  
W: [Council webpage](#)

[Signup for email alerts](#) [Facebook page](#)

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**From:** Chuck Karpinske [REDACTED]  
**Sent:** Thursday, November 13, 2025 9:44 AM  
**To:** Matt Bullock <[matt.bullock@peoriaaz.gov](mailto:matt.bullock@peoriaaz.gov)>; Sarah Dircks <[Sarah.Dircks@PeoriaAZ.gov](mailto:Sarah.Dircks@PeoriaAZ.gov)>  
**Subject:** MESQUITE DISTRICT EXPANSION

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Matt Bullock/Sarah Dircks,

We are writing this email to let you and the city know we are not happy with the current proposal for the Mesquite District Expansion. Following are our major issues:

- 1) Parcel 2's housing density is greater than 4.5 dwelling units per acre, which is the highest housing density in the entire new development and 60% greater than the adjacent Trilogy density.
- 2) Parcel 2's level of housing density means lot widths of only 45 feet and we worry that this will lead to 2-story home being built on these lots. The minimum width should be 60 feet with only 1 story homes allowed in this area.
- 3) It would be nice to have a Wildlife Corridor and lots adjacent to Trilogy should have a specified minimum set-back distance.

We appreciate you voicing our concerns. We bought our home in the past year knowing that there would be a development adjacent to our backyard. We paid a premium for it assuming the new development would have similar requirements to the existing Trilogy development.

We would appreciate whatever you can do to voice our concerns.

Thanks,

Carla & Charles Karpinske

[REDACTED]

[REDACTED]  
**To:** Sarah Dircks

**Subject:** Re: Rezoning concerns re: File P25-09

**Date:** Thursday, November 20, 2025 2:34:11 PM

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Thank you Sarah.

Cathy Stano

> On Nov 20, 2025, at 2:31 PM, Sarah Dircks <Sarah.Dircks@peoriaaz.gov> wrote:

>

> Cathy,

> Your opposition has been recorded for Z25-04 Lone Mountain and 135th Avenue PAD. Your comments will be shared with Planning and Zoning Commission in advance of the 12/11 meeting.

>

> 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

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> Peoriaaz.gov/planning

>

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

> From: Cathy Stano [REDACTED]

> Sent: Thursday, November 20, 2025 10:05 AM

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

> Cc: [REDACTED] >

> Subject: Rezoning concerns re: File P25-09

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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\\_\\_.YzJ1OmF6Y3JwY2l0eXB1b3JpYTpjOm86MTRiOTBmYmM0OTA4YzgyNTlxYWViZGM3ZTRmOTFmOWM6NzplZmFmOjYzYjE3NDNjNTRiMjBhOWY5MzhlnDA3ZTA1NWUxMjg2MTY1N2FkNTU2OTg5NWNlYWVlYmU1N2Y0ZDQ0NDZhNDE6cDpUOKY&data=05%7C02%7CSarah.Dircks%40peoriaaz.gov%7Cb15c689b91a94aebe69f08de287c8937%7Ce9fbf376af0b4f6fac1bcd357220c7c1%7C0%7C0%7C638992712503991489%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoitWFpbCIsIldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=MY6wlnnk6c9cZ6lDR6FkMluumonx9KqLLabEFSCuXdo%3D&reserved=0](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fprotect.checkpoint.com%2Fv2%2Fr01%2F__https%3A%2F%2Faka.ms%2FLearnAboutSenderIdentification__.YzJ1OmF6Y3JwY2l0eXB1b3JpYTpjOm86MTRiOTBmYmM0OTA4YzgyNTlxYWViZGM3ZTRmOTFmOWM6NzplZmFmOjYzYjE3NDNjNTRiMjBhOWY5MzhlnDA3ZTA1NWUxMjg2MTY1N2FkNTU2OTg5NWNlYWVlYmU1N2Y0ZDQ0NDZhNDE6cDpUOKY&data=05%7C02%7CSarah.Dircks%40peoriaaz.gov%7Cb15c689b91a94aebe69f08de287c8937%7Ce9fbf376af0b4f6fac1bcd357220c7c1%7C0%7C0%7C638992712503991489%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoitWFpbCIsIldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=MY6wlnnk6c9cZ6lDR6FkMluumonx9KqLLabEFSCuXdo%3D&reserved=0)

]

>

> To all of us this may concern-

>

> Dear Congressman Bullock and the City of Peoria Planning Dept.,

>

> We purchased our lot and home on [REDACTED] in February 2023, with a significant lot premium fee attached to it. We were made aware that the land North of us was State owned and future development was possible.

>

> Our major issue is Shea partnered with Lennar and Toll Brothers and now they are proposing significantly smaller lot sizes, higher density homes and most likely 2 story Lennar homes behind us. (North border of Mita).

>

> We can appreciate the growth and development the City is planning, but, we feel very strongly about having a say in what abuts our property and the setback distance and home design.

> We are asking that you consider single level ranch homes and less density per acre on all Trilogy property borders.

> This is a very active, year round wildlife corridor as well. We are requesting a larger setback, at least 100 feet from the North fence line on Montansoro Lane.

>

> With kind regards,

>

> Cathy Stano and Bob Shafer

[REDACTED]



# Dwelling Units Per Acre (DU/AC) | Exhibit 11

LONE MOUNTAIN & 135TH AVENUE (Z25-04)

