

# Citizen Participation Report for Travesio

## Z25-10 & GPA25-05

Northwest corner of 95th Avenue and Happy  
Valley Road  
Peoria, Arizona

**Submitted By: Withey Morris Baugh, PLC**  
October 30, 2025



## 2. Project Description/Request

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This application requests Planned Area Development (PAD) zoning for the approximate 56.1 gross acre property located east of the northeast corner of Happy Valley Road and N. Lake Pleasant Parkway, which was recently auctioned by the Arizona State Land Department. The parcel is known as Maricopa County Assessor's Parcel Numbers (APNs) 201-08-429 (the "Property"). The Property is an odd shape and is encumbered by several significant easements and washes which transect the Property; including a 60'-wide natural gas easement which traverses the site. These easements and washes impact the site and create intentional design considerations that influence the lotting plan and site layout.

Given the location between larger homes to the east and a regional shopping center to the west, good transitional land use is needed at this location. Our proposal aims to be the proper transition which facilitates reasonable development of the property given its location between these diverse existing land uses.

K. Hovnanian proposes to develop a 139-lot residential subdivision called Travieso. At only 2.47 du/ac, Travieso is the ideal land use to transition from commercial to the larger homes to the east. Given the type of higher density housing product typically located next to shopping centers, Travieso is rather low in density compared to other similarly situated developments. This context-appropriate residential use is consistent with the city's expectations for this area. To promote development of the Property as envisioned, this request is to amend the zoning for the Property from Suburban Ranch 43 (SR-43) to PAD for single-family home uses. This request provides a framework for development of the Property as a high quality 139-lot community with ample open space (the "Project").

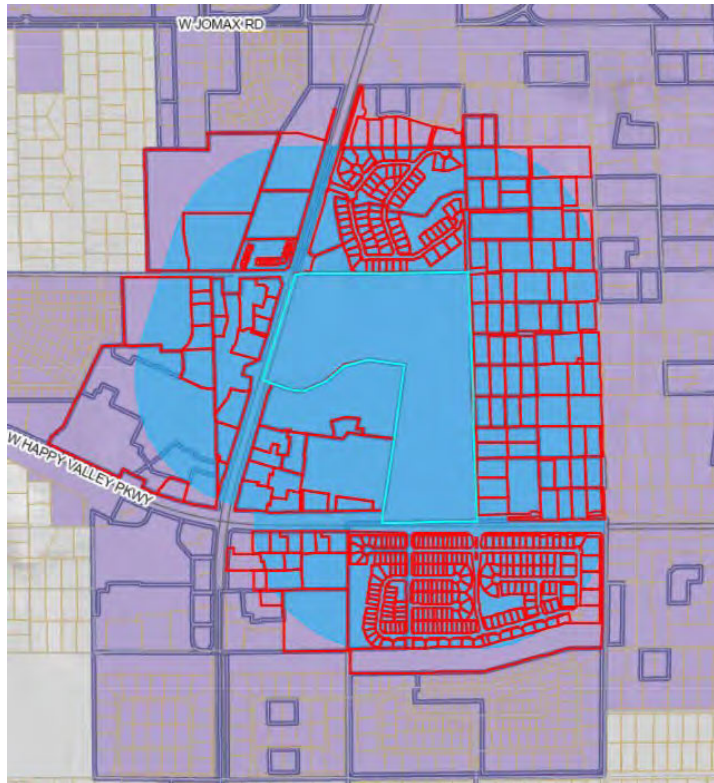
## 3. Outreach/Notification Timeline

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- **July 31, 2025:** Neighborhood meeting notice letters mailed to all property owners within 1,320 feet of the Property and all registered neighborhood associations within one (1) mile and sign posting on Property for same.
- **August 18, 2025:** Neighborhood meeting for the proposed Project held in person at 6:00pm located at the Sunset Heights Elementary School (9687 W Adam Ave in Peoria).
- **October 10, 2025:** Neighborhood meeting notice letters mailed to all property owners within 1,320 feet of the Property and all registered neighborhood associations within one (1) mile and sign posting on Property for same.
- **October 29, 2025:** Voluntary Neighborhood meeting for the proposed Project held in person at 6:00pm located at the Sunset Heights Elementary School (9687 W Adam Ave in Peoria).

## 4. Property Owner Notification Map (1,320')

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## 5. Notification Letters & Mailing Lists

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- See **Attachment A**.

## 6. Meeting Dates & Locations

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- **August 18, 2025:** Neighborhood meeting for the proposed Project held in person at 6:00pm located at the Sunset Heights Elementary School (9687 W Adam Ave in Peoria).
- **October 29, 2025:** Voluntary Neighborhood meeting for the proposed Project held in person at 6:00pm located at the Sunset Heights Elementary School (9687 W Adam Ave in Peoria).

## 7. Neighborhood Meeting Summary

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### **August 18<sup>th</sup> Neighborhood Meeting:**

The following is a summary of the key points noted in the neighborhood meeting that we hosted on August 18<sup>th</sup> beginning at 6:00pm at Sunset Heights Elementary School (9687 W Adam Ave, Peoria, AZ 85382). There were 50 people who signed into the meeting.

#### Traffic and Access

- Concerns about traffic along 95th Avenue.
- There was a suggestion to explore a roadway connection to Lake Pleasant Pkwy to create a third access point. (Not feasible based on wash crossing and access management plan.)
- Will a traffic signal will be required at 93rd Avenue? (No.

#### Road and Infrastructure Improvements

- What improvements to the sidewalk and streets are anticipated along 95<sup>th</sup> Avenue? (Full ROW improvements will be installed.)
- Ensure the project follows Dark Sky lighting requirements, including downward facing, shielded fixtures and photometric levels with zero footcandles at the property boundary.

#### Homes and Development Details

- What size of the homes and estimated price? (The homes will range in size from 2,700 to 3,600 square feet. Due to the new homes, the home prices are expected to be approximately 10% higher than surrounding homes.)
- Will there be RV garages within the development? (No)
- The community will be gated and include perimeter walls along 95th Avenue
- Concerns regarding the proposed density (2.48 du/ac)

#### Utilities and Environment

- The project team was asked to provide details on the routing of utility lines throughout the development.
- A water report and a photometric lighting plan are included as part of the site plan submittal if they want to review those details.
- Residents emphasized the importance of preserving existing wildlife corridors and wash areas.
- A topography map of the area near Yearling and 95th Avenue was requested to better understand flows.
- Interest was expressed in holding a follow-up meeting to continue the discussion and review updates to the project plan.

### **October 29<sup>th</sup> Neighborhood Meeting:**

The following is a summary of the key points noted in the second neighborhood meeting hosted on October 29<sup>th</sup> beginning at 6:00pm at Sunset Heights Elementary School (9687 W Adam Ave, Peoria, AZ 85382). There were 20 people who signed into the meeting.

The project team began the meeting and reviewed specific items that were noted as concerns and areas to provide more information at the first meeting which included:

**Exhibit 7**

- The traffic engineer explained the estimated traffic pattern and demonstrated the impact is virtually the same as it exists today.
- Potential vehicular access was considered on Lake Pleasant Parkway, Happy Valley Road, and north on 95th Avenue, but were not feasible as explained to the attendees.
- Existing speed humps will be maintained, and modified as directed by staff.
- Low Level Lighting throughout the development and along 95th Avenue
- Elevations/Product design examples were presented
- School capacity was explained showing sufficient capacity to serve this project.
- Civil Engineering/Grading and Drainage plans were shared with the residents.

Each of the items above were addressed by the application team, as outlined below under each category.

### **Traffic flows**

The traffic engineer presented that based on the improvements required for this development on 95<sup>th</sup> Avenue, there would only be an increase of 1.5 seconds in the AM and 3.1 seconds in the PM on 95<sup>th</sup> Avenue and Happy Valley Road.

### **Vehicular Access potential on Lake Pleasant Parkway, Happy Valley Road, and north on 95th Avenue.**

#### Lake Pleasant:

There is an existing wash that prevents direct access to Lake Pleasant Parkway. If a wash crossing were installed, it would only increase development costs and force an increase in density of the project in order to absorb those engineering costs. In addition, Peoria staff has indicated they would not allow a driveway/road on the south side of the wash because it is too close to the Fry's access point.

#### Happy Valley Road:

Happy Valley Road is deemed a major arterial/parkway in Peoria and therefore is intended to move cars quickly through and not have many curb cuts/driveway along them. They are typically spaced further away than other driveways to avoid slow downs and conflicts. Therefore, staff does not want to see an access point on Happy Valley Road. In addition, there is a major retention channel along Happy Valley Road that would need to be engineered which increases costs and thus density.

#### 95<sup>th</sup> Avenue (north):

The project will not have vehicular access north of the project along 95<sup>th</sup> Avenue. There will be an easement for utilities/infrastructure, but not roadway improvements.

### **Speed humps**

The development team worked with Peoria staff and confirmed the existing speed humps will be maintained, and modified as directed by staff.

### **Low Level Lighting throughout the development and along 95th Avenue**

The development team worked with Peoria staff who agreed that the project can utilize low level lighting, which the development will install along 95<sup>th</sup> Avenue and within the project.

### **Elevations/Product Design Examples**

The development team presented renderings of the elevations and designs for the proposal. **Exhibit 7**

### **School Capacity**

The development team has been in contact with the school district and they confirmed they have capacity to serve the project at the existing schools.

### **Civil Engineering/Grading and Drainage**

The project civil engineer discussed current flows and future flows post-construction and grading of the project, and noted the flows would remain intact, and there will be retention areas on the site and the channel along Happy Valley Road to accommodate.

Attendees at the meeting had the following questions or comments:

- Can the light be moved from 95<sup>th</sup> Avenue to 93<sup>rd</sup> Avenue?
  - The project team did not believe that Peoria staff would support relocating an existing light to 93<sup>rd</sup> Avenue.
- Can the driveway to the north that lines up with El Cortez be off-set so it does not encourage cut through traffic through the neighborhood?
  - The development team is exploring this shift.
- Can the intersection at 95<sup>th</sup> Avenue and Happy Valley Road have a center lane that allows either right, left, or straight movements? This would have two rights and two left turn options without removing the option to go straight.
  - The development team will explore this update with the City of Peoria.
- Concerns about the school capacity.
  - The development team noted we received correspondence from the District that noted they have capacity to serve the development.
- Can there be a barricade at the north of the project at 95<sup>th</sup> Avenue to discourage access on the easement area?
  - The development team will explore this option with the City of Peoria.
- What are the estimated sizes and costs?
  - The size estimates are 2,800 square feet to 4,000 square feet. The market dictates the cost of the homes and its hard to predict the future pricing three years out.
- When are the plans locked in for what is proposed here?
  - The Design Review occurs following the rezoning case, which provides more detailed plans for elevations, floor plans, and more.
- Concern that the project is too dense.
  - The current density is low (2.48 du/ac) and consistent with the General Plan.
- Question about the traffic study and the need for a study at Happy Valley Road and Lake Pleasant Parkway.
  - The traffic engineer noted that the existing traffic study scope is set by the City of Peoria.
- What are the next steps in the process?
  - The next steps is the hearing process, which will occur in the winter months. Notice letters and sign postings will go out for these meetings.

## **8. Comment Evaluation and Mitigation**

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Based on the feedback from neighbors at the two neighborhood meetings, we are proposing or evaluating the following items:

- The project to modify the speed humps along 95<sup>th</sup> Avenue.
- The project will widen and improve 95<sup>th</sup> Avenue.
- The project will include low level lighting along 95<sup>th</sup> Avenue.
- The project team is exploring shifting the driveway that lines up with El Cortez and have it off-set.
- The project team is exploring the intersection at 95<sup>th</sup> Avenue and Happy Valley Road having center lane that allows either right, left, or straight movements.
- The project team is exploring a barricade at the north of the project at 95<sup>th</sup> Avenue to discourage access on the easement area.

# Attachment A



July 31, 2025

Re: General Plan Amendment, Rezoning, and Pre-Plat – Northwest corner of Happy Valley Road and 95th Avenue, Peoria - **(Cases GPA25-05 & Z25-10)**

Dear Neighbor or Interested Party:

On behalf of K. Hovnanian Homes, we have recently filed an application with the City of Peoria Planning Department for a General Plan Amendment and Rezoning to accommodate the development of a single-family residential subdivision. The purpose of this letter is to provide a brief overview of the request and provide a means of contacting our team or the City should you have any questions or comments. Specifically, these requests apply to the vacant +/- 52 acres located northwest corner of Happy Valley Road and 95th Avenue (the "Property") as seen in the enclosed exhibits.

Recently this land was sold by the Arizona State Land Department for the expected development of homes. The Property is an odd shape and is encumbered by several significant easements and washes which transect the Property; including a 60'-wide natural gas easement which traverses the site. These easements and washes impact the site and create intentional design considerations that influence the lotting plan and site layout.

Given the location between larger homes to the east and a regional shopping center to the west, good transitional land use is needed at this location. Our proposal aims to be the proper transition which facilitates reasonable development of the property given its location between these diverse existing land uses.

K Hovnanian proposes to develop a 139-lot residential subdivision called Travieso. At only 2.6 du/ac, Travieso is the ideal land use to transition from commercial to the larger homes to the east. Given the type of higher density housing product typically located next to shopping centers, Travieso is rather low in density compared to other similarly situated developments, and the residential use is consistent with the city's expectations for this area.

The specific requests needed to accommodate this development includes: Request (1): General Plan Amendment from Mixed Use Neighborhood Village to Traditional Residential; Request (2): Rezone from Suburban Ranch (SR-43) to Planned Area Development (PAD) District.

We would like to share our development proposal with you and we have scheduled the following open house meeting:

Date: August 18, 2025  
Time: 6:00 pm  
Location: Sunset Heights Elementary School, Cafeteria  
9687 W Adam Ave, Peoria, AZ 85382

In the meantime, we would be happy to answer any questions you may have regarding this proposal. You may reach Hannah Bleam in our office at 602-230-0600 or [hannah@wmbattorneys.com](mailto:hannah@wmbattorneys.com). You may also contact the City Staff member assigned to this request: Senior Planner Elias Valencia, at 623-773-5044 or [elias.valencia@peoriaaz.gov](mailto:elias.valencia@peoriaaz.gov). Please reference the case number noted above to help expedite a response.

Very truly yours,  
WITHEY MORRIS BAUGH, P.L.C.

By   
Adam Baugh

Enclosures: aerial, conceptual site plan

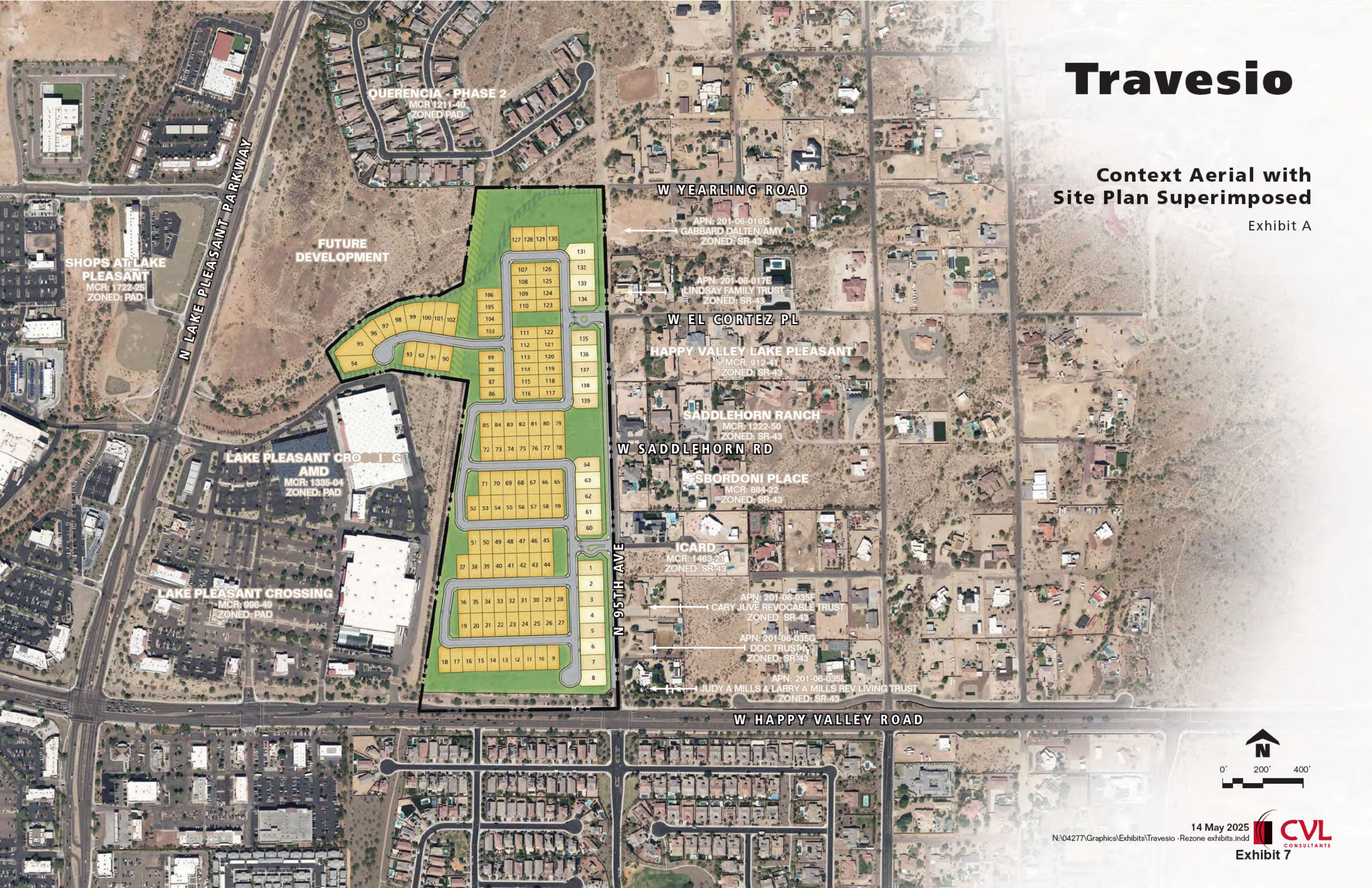
Aerial Map



# Travesio

## Context Aerial with Site Plan Superimposed

Exhibit A



QUERENCIA - PHASE 2  
MCR: 1211-40  
ZONED: PAD

SHOPS AT LAKE  
PLEASANT  
MCR: 1722-25  
ZONED: PAD

FUTURE  
DEVELOPMENT

LAKE PLEASANT CROSSING  
AMD  
MCR: 1335-04  
ZONED: PAD

LAKE PLEASANT CROSSING  
MCR: 996-49  
ZONED: PAD

W YEARLING ROAD

APN: 201-06-016G  
GABBARD DALTEN/AMY  
ZONED: SR-43

APN: 201-06-017E  
LINDSAY FAMILY TRUST  
ZONED: SR-43

W EL CORTEZ PL

HAPPY VALLEY LAKE PLEASANT  
MCR: 912-41  
ZONED: SR-43

SADDLEHORN RANCH  
MCR: 1222-50  
ZONED: SR-43

W SADDLEHORN RD

BORDONI PLACE  
MCR: 884-22  
ZONED: SR-43

ICARD

MCR: 1463-21  
ZONED: SR-43

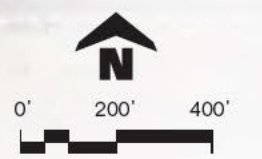
APN: 201-06-035F  
CARY JUVE REVOCABLE TRUST  
ZONED: SR-43

APN: 201-06-035G  
DDC TRUST  
ZONED: SR-43

APN: 201-06-035L  
JUDY A MILLS & LARRY A MILLS REV LIVING TRUST  
ZONED: SR-43

W HAPPY VALLEY ROAD

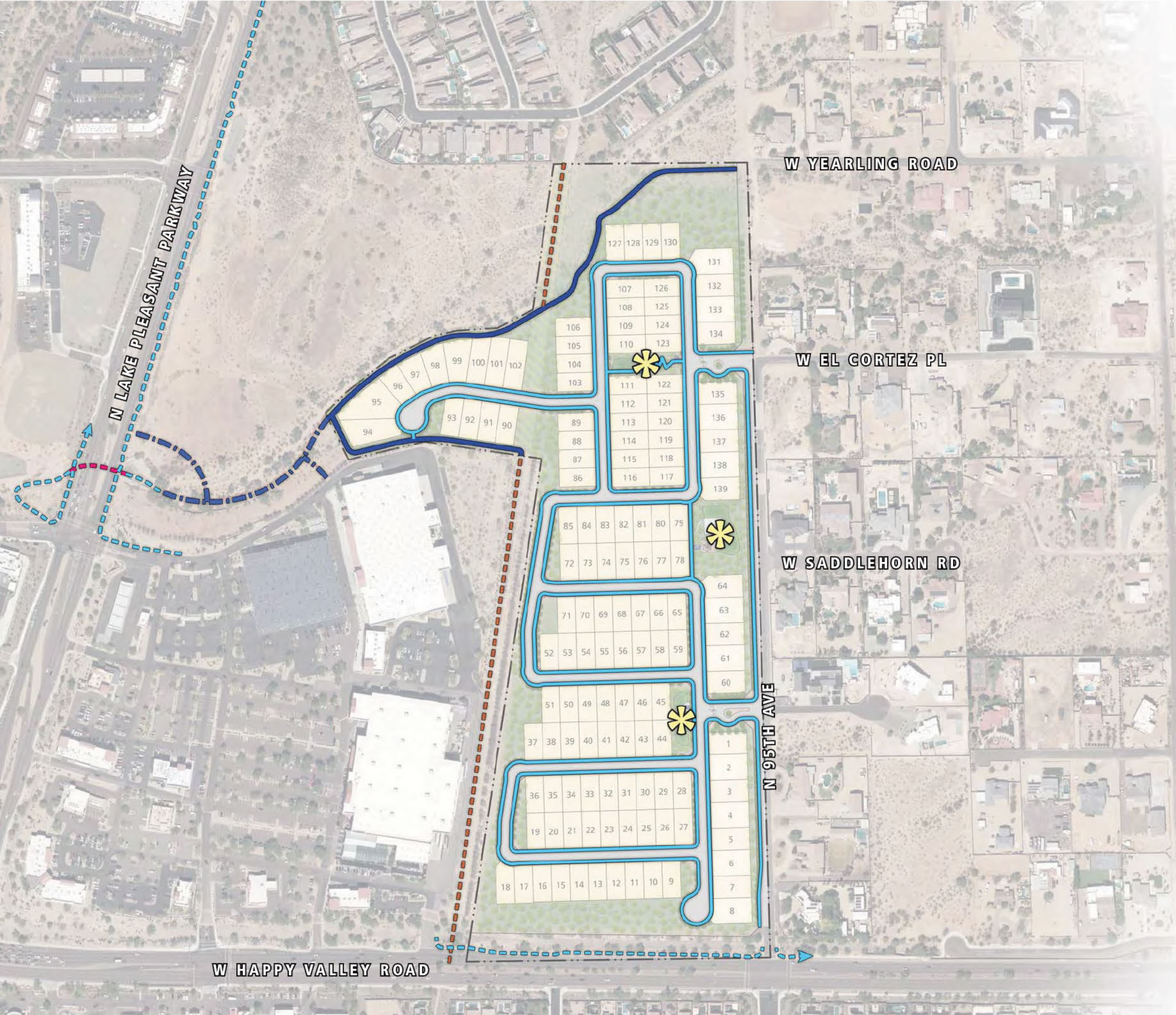
N 95TH AVE



# Travesio

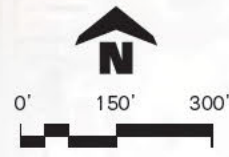
## Trails and Access Points

Exhibit I



**LEGEND**

- 4' Concrete and 4' Soft Surface Multi-Use Trail
- Future Multi-Use Trail
- 4' Soft Surface Trail
- Existing Concrete Pathway
- Proposed Concrete Pathway
- Existing Unpaved Trail
- Existing Concrete Underpass
- Amenity Area



W HAPPY VALLEY ROAD

W YEARLING ROAD

W EL CORTEZ PL

W SADDLEHORN RD

N 95TH AVE

N LAKE PLEASANT PARKWAY

16060 VENTURA BLVD STE 110-125  
ENCINO, CA 91436

PEORIA, AZ 85383

PHOENIX, AZ 85016

PEORIA, AZ 85383

CHANDLER, AZ 85248

PEORIA, AZ 85383

ADAMS JAMES D/LARAMAY K

ALDERSON MICHAEL/JENNIFER

ALUPULA LIVING TRUST

PEORIA, AZ 85383

PEORIA, AZ 85383

PEORIA, AZ 85383

ANCHOR LAKE PLEASANT OWNER L L C

ANDAZOLA JORDAN S/NICOLE

ANDREW AND WHITNEY SCHONHOFF  
FAMILY TRUST

CHARLOTTESVILLE, VA 22902

PEORIA, AZ 85383

PEORIA, AZ 85383

ANGELO ANTHONY PAUL

ANGELO TINA WEEDMAN

APM LIVING TRUST

PEORIA, AZ 85383

PEORIA, AZ 85383

PHOENIX, AZ 85080

APPTIVITY TWO LLC

ARIZONA STATE OF

ARIZPEORIA AZNV LLC

GLENDAL, AZ 85310

PHOENIX, AZ 85003

LAS VEGAS, NV 89117

ARUNKUMAR

ASHWATHANARAYANACHAR AND RAMYA  
RAVISHANKAR LIVING TRUST

PEORIA, AZ 85383

AZ HAPPY VALLEY PROPERTIES LLC

CHANDLER, AZ 85248

BABICO GEORGE/GLADYS

PEORIA, AZ 85383

BAIRD FAMILY LIVING TRUST

PEORIA, AZ 85383

BALLARD FAMILY TRUST

PEORIA, AZ 85383

BANNOURA MICHAEL N/ABUALZULOF  
NADINE A

PEORIA, AZ 85383

BARBER ALAN/JACQUELINE

PEORIA, AZ 85383

BARCLAY PLEASANT VALLEY LLC

PHOENIX, AZ 85016

BARRY DEVIN J/ALLISON M

PEORIA, AZ 85383

BASIS SCHOOL INC

SCOTTSDALE, AZ 85259

BASIS SCHOOLS INC

SCOTTSDALE, AZ 85258

BEASLEY JOHNYEE C/FRETTY MAURICE K

PEORIA, AZ 85383

BEERMAN DAVID/LEESA A

PEORIA, AZ 85383

BEGAY LEKOTA R/ELTHE CANDACE S

PEORIA, AZ 85383

BEHRENS FAMILY TRUST

PEORIA, AZ 85383

BELLAVITA PARTNERS LLC

STE 103-303  
PEORIA, AZ 85383

BELT NICHOLAS ANDREW/GAIL IRENE

PEORIA, AZ 85383

BENSON FAMILY LIVING TRUST

PEORIA, AZ 85383

BERNAL OSCAR/TRUJILLO ALEXIS

PEORIA, AZ 85383

BHANU AND SHYAMUS TRUST

PEORIA, AZ 85383

BIXLER LINDA GABRIEL

PEORIA, AZ 85383

BKL TRUST

PEORIA, AZ 85383

BONE STEVEN PATRICK/ERICA STEWART

PEORIA, AZ 85383

BRAXTON ROBERT/CAROLE

PEORIA, AZ 85383

BRIDGEMAN LIVING TRUST

5578 SAN GABRIEL DR  
SAN JOSE, CA 95123

BRIDGES VERNON/MEGGAN

PEORIA, AZ 85383

BUDURE ALIN F

PEORIA, AZ 85383

C WILLIAM NICHOLS AND MARCILLINE J  
NICHOLS TR

PEORIA, AZ 85383

CARAS TRUST

PEORIA, AZ 85383

CARNALL WILLIAM WALLCE/SUSAN M

PEORIA, AZ 85383

CARNEY CRISTOPHER SCOTT/BROOKE  
ALEXANDRA

PEORIA, AZ 85383

CARPENTER LISA/BOEHM TERRY

PEORIA, AZ 85383

CARRILLO LUIS/YVONNE

PEORIA, AZ 85383

CARY JUVE REVOCABLE TRUST

PEORIA, AZ 85383

CERNA JOSE T/GLORIA

PEORIA, AZ 85383

CFT DEVELOPMENTS LLC

ROSEMEAD, CA 91770

CHALLAGOLLA RAGINI/ATTALURI  
PATTABHI

PEORIA, AZ 85383

CHERRY CLAIR H/MARJORIE H TR

PEORIA, AZ 85382

CHETTUPALLI GOWRINADH

PEORIA, AZ 85382

CHETVERIKOV VITALIY/RACHEL

PEORIA, AZ 85383

CHILDERS ANTHONY/ASHLEY

PEORIA, AZ 85383

CHIRUMAMILLA KOTESWARA  
RAO/GURAJAVOLU SNEHA C

PEORIA, AZ 85383

CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION  
[REDACTED]  
HOUSTON, TX 77094

CHRISTMAS CYNTHIA  
[REDACTED]  
PEORIA, AZ 85383

CJ NICHOLS LIVING TRUST  
[REDACTED]  
PEORIA, AZ 85383

COLE KENNETH I  
[REDACTED]  
PEORIA, AZ 85382

COOGLE LIVING TRUST  
[REDACTED]  
PEORIA, AZ 85383

COOK JEFFREY A/NAHRIN  
[REDACTED]  
PEORIA, AZ 85383

COOPER GABRIEL/LAURIE  
[REDACTED]  
PEORIA, AZ 85383

CORONADO JOSEPH R/CONNIE A  
[REDACTED]  
PEORIA, AZ 85345

CORTEZ JONATHAN/MACIAS LAURA  
[REDACTED]  
PEORIA, AZ 85383

COSME GILBERTO JR/KIM  
[REDACTED]  
PEORIA, AZ 85383

COUCH TERRY L/GALLOZZI MELISSA A  
[REDACTED]  
PEORIA, AZ 85383

CUZICK TAYLOR  
[REDACTED]  
PEORIA, AZ 85383

CYPRESS LAKE PLEASANT CENTER LLC  
[REDACTED]  
PHOENIX, AZ 85004

D&N WARD REVOCABLE TRUST  
[REDACTED]  
PEORIA, AZ 85383

DALLMANN LARRY/KERRI  
[REDACTED]  
PEORIA, AZ 85383

DANG ANH/HA THUY C  
[REDACTED]  
PEORIA, AZ 85383

DANN JEFFREY C/HEUSER DALE R  
[REDACTED]  
PEORIA, AZ 85383

DANNY C MARTIN AND KAROL L MARTIN REVOCABLE TRUST  
[REDACTED]  
PEORIA, AZ 85383

DARLING MICHAEL J/LISA L N  
[REDACTED]  
PEORIA, AZ 85383

DAVARZAN FAMILY LIVING TRUST  
[REDACTED]  
PEORIA, AZ 85383

DAVIS JUSTIN R/HINDERKS-DAVIS BETTY A  
[REDACTED]  
PEORIA, AZ 85383

DAVY BENJAMIN J/DANYEL N  
[REDACTED]  
PEORIA, AZ 85383

DCC REALTY LLC  
[REDACTED]  
PEORIA, AZ 85383

DDC TRUST I  
[REDACTED]  
PEORIA, AZ 85383

DECKER JAFF  
[REDACTED]  
PEORIA, AZ 85383

DEE GRAHAM JAMES/ANGELA  
[REDACTED]  
FARMINGTON, NM 55024

DENNIS AND RACHEL JEFFREY TRUST  
[REDACTED]  
PEORIA, AZ 85383

DESERT DRAGONS HOLDING LLC  
[REDACTED]  
PEORIA, AZ 85383

DESERT DYNASTY TRUST  
[REDACTED]  
LAS VEGAS, NV 89149

DEVI SREENIVASA R/SAILAJA  
[REDACTED]  
PEORIA, AZ 85383

DEVINE TRUST

PEORIA, AZ 85383

DIHEL RAZVAN V/AMALIA O

PEORIA, AZ 85383

DILELLO BRUNO/LINDSAY QUINN

PEORIA, AZ 85383

DOBSON ANDREW/SHERRI

PEORIA, AZ 85383

DOKKU BHASKARA RAJU/TEERDHALA  
HEMA S S L

PEORIA, AZ 85383

DOMBROWSKI TRAVIS RYAN/TIFFANY  
ANN

PHOENIX, AZ 85083

DOOLIN HOLLY

PEORIA, AZ 85383

DOSSEY MICHAEL/ASHLEY

PEORIA, AZ 85383

DOUGLAS TALIA

PEORIA, AZ 85383

DUFFY JOSHUA PATRICK

PEORIA, AZ 85382

DUFFY JOSHUA/AMY

PEORIA, AZ 85383

DUTTA SAMRAT/MITRA AMRITA

PEORIA, AZ 85383

ECE I LLC

KANSAS CITY, MO 64106

ELLIOTT JEFFREY/TINA

RAVENSDALE, WA 98051

ELLIS FAMILY TRUST

PEORIA, AZ 85383

EMERY FAMILY TRUST

PEORIA, AZ 85383

ERICKSON MARY ROSE K

PEORIA, AZ 85383

ESCOBAR DAVID P/VIVIAN V

PEORIA, AZ 85383

FACIANA 2020 FAMILY TRUST

PEORIA, AZ 85383

FAN-WEN FAMILY TRUST

PHOENIX, AZ 85083

FERGUSON PETER A

PEORIA, AZ 85383

FERNANDES CARLYNN/PEDRO

CANADA

FERRERO MICHAEL

PEORIA, AZ 85383

FIELD CURTIS/MELISSA

PEORIA, AZ 85383

FLORES ALFREDO M/HOLIFIELD KURT A

PEORIA, AZ 85383

FORD CHELSEA N/APOLLO N/PHILLIPS  
KEVIN S/ANGELA L

PEORIA, AZ 85383

FORRY FAMILY LIVING TRUST

PEORIA, AZ 85383

FRANK CHARLES GABER III AND LINDA  
LOUISE SCHAIRER GABER TRUST OF JUNE  
1994

PEORIA, AZ 85383

FRANK EDWARD NELSON TRUST

PEORIA, AZ 85383

FRANKLIN ROBIN B/JANENE ROCENA

PEORIA, AZ 85383

FRANMAR MANOR APARTMENTS INC  
[REDACTED]  
PHOENIX, AZ 85083

FULLER TRUST  
[REDACTED]  
PEORIA, AZ 85383

GABBARD DALTEN/AMY  
[REDACTED]  
PEORIA, AZ 85383

GABBARD DALTEN/BENJAMIN AMY  
[REDACTED]  
PEORIA, AZ 85383

GARRETT ALBERT G/TRACY L  
[REDACTED]  
PEORIA, AZ 85383

GATES ALLESSA JOANNE/COFFEY KYLE  
ONIS  
[REDACTED]  
PEORIA, AZ 85383

GEILER DARCELLE ANN LACY  
[REDACTED]  
PEORIA, AZ 85383

GHAVAMI BRAD/ABBASY PARASTOO  
[REDACTED]  
PEORIA, AZ 85383

GOELA VIKAS  
[REDACTED]  
PEORIA, AZ 85383

GONZALES OSCAR ANTHONY/DESIRAE  
DANIELLE  
[REDACTED]  
PEORIA, AZ 85383

GOODBRAKE FAMILY TRUST  
[REDACTED]  
PEORIA, AZ 85383

GRAHAM NICOLE R  
[REDACTED]  
PEORIA, AZ 85383

GRAHN JOSHUA/TARA SIOBHAN  
[REDACTED]  
PEORIA, AZ 85383

H A AND PATSY BURNETT LIVING TRUST  
[REDACTED]  
PEORIA, AZ 85383

HA JENNIFER/VO ANTHONY  
[REDACTED]  
PEORIA, AZ 85383

HALL MARSHALL/SUSAN  
[REDACTED]  
PEORIA, AZ 85383

HALL MICHAEL E  
[REDACTED]  
PEORIA, AZ 85383

HALLE PROPERTIES L L C  
[REDACTED]  
SCOTTSDALE, AZ 85255

HALMRAST PAUL W  
[REDACTED]  
PEORIA, AZ 85383

HANDWERK RICHARD LEE/LILIAS MARY  
[REDACTED]  
PEORIA, AZ 85383

HANNON CHRISTOPHER/DAVIS ANNETTE  
[REDACTED]  
PEORIA, AZ 85383

HARNESS ADAM/EFFULA  
[REDACTED]  
PEORIA, AZ 85383

HARTMAN JARED/ASHLEY  
[REDACTED]  
PEORIA, AZ 85383

HASSAN AMBER  
[REDACTED]  
PEORIA, AZ 85383

HASTINGS IAN T/GRACIA STEPHANIE  
ROSE  
[REDACTED]  
PEORIA, AZ 85383

HAUSER RODNEY JAMES/TRICIA LEIGH  
[REDACTED]  
PEORIA, AZ 85383

HAWKS WILLIAM T/DAPHNE MADONNA  
JANE  
[REDACTED]  
PEORIA, AZ 85383

HELIOTROPE INVESTMENTS LLC  
[REDACTED]  
DANA POINT, CA 92629

HENDRYX RANDY J/KIMBERLY D  
[REDACTED]  
PEORIA, AZ 85383

HERMAN D SCHWEDE AND DARLENE Z  
SCHWEDE FAMILY REVOCABLE TRUST  
[REDACTED]  
PEORIA, AZ 85383

HERNANDEZ ANTHONY M/LISA T

HERRO CHIP R

HINTZ FAMILY TRUST

PEORIA, AZ 85383

PEORIA, AZ 85383

PEORIA, AZ 85383

HMRT/CSIM-LAKE PLEASANT LLC

HOFFMAN MELISSA/JASON

HOLTORF KYLE/CRYSTAL

CHICAGO, IL 60603

PEORIA, AZ 85383

PEORIA, AZ 85383

HOME DEPOT U S A INC

HOOVER LAUREN

HUDSON DAVID E/SHARRON E

ATLANTA, GA 30348

PEORIA, AZ 85383

PEORIA, AZ 85383

HUDSON RONALD WAYNE/CARLA DEANN

HVASC INVESTMENTS LLC

HVLP ASLD 2025 LLC CP # 53-123198

PEORIA, AZ 85383

SURPRISE, AZ 85374

SCOTTSDALE, AZ 85260

ICD INC

INDIGO-MARICOPA REALTY LLC

IOVESCU ROLAND G/ELISABETA

SALEM, OR 97301

NEW YORK, NY 10017

PEORIA, AZ 85383

IURAS IOANA MONICA/ALEXANDRU  
TEOFIL

JACKD UP REVOCABLE TRUST

JACOB MICHAEL NESTER 2021  
IRREVOCABLE TRUST

PEORIA, AZ 85383

PEORIA, AZ 85383

PEORIA, AZ 85383

JAIN VIDIT

JAJOU PAUL RAPHAEL/SILVIA

JAMES TARIK AKIL/MELISSA R

PEORIA, AZ 85383

PEORIA, AZ 85383

PEORIA, AZ 85383

JARONIK DAVID ERIC/AMAYA LUCIA  
MARIA

JIB BIT LLC/AZ LKB LLC

JILL A MEHLHAF REVOCABLE LIVING  
TRUST

PEORIA, AZ 85383

SPRINGFIELD, MO 65801

PEORIA, AZ 85383

JOHNSON CHRISTOPHER J/CANDICE L

JOHNSON JAMIE R/TRACY L

JOHNSON THOMAS C JR/ALISSA A

PEORIA, AZ 85383

CAVE CREEK, AZ 85331

PEORIA, AZ 85383

ISPR LLP

JUDY A MILLS & LARRY A MILLS REV  
LIVING TRUST

K AND M HOLDINGS LLC

EDMONTON, AB T6J 6S5, CANADA

PEORIA, AZ 85383

PEORIA, AZ 85383

KAFORA MATTHEW

PEORIA, AZ 85383

KANNAL CASEY/SARAH

REDMOND, OR 97756

KANYAL ANSHU/RAJENDRA S

PEORIA, AZ 85383

KAPIC ISMIR/TEMPLE WHITNEY A

PEORIA, AZ 85383

KEAR TREVOR D/MELISSA R

PHOENIX, AZ 85020

KELLY COURTNEY ANNE

PEORIA, AZ 85383

KERICH LIVING TRUST

PEORIA, AZ 85383

KHAYYAM SYED SUHEL/HANEEF FARHANA  
MOHAMED

PEORIA, AZ 85383

KIMBERLY K OBRZUT TRUST

PEORIA, AZ 85383

KLEPPE FAMILY LIVING TRUST

PEORIA, AZ 85383

KLIPPEL MICHAEL/WOODY CANDY

PEORIA, AZ 85383

KNOX ROBERT GEORGE III/MCKINNEY  
MORGAN TAYLOR

PEORIA, AZ 85383

KOKALY ELIAS/LINA

PEORIA, AZ 85383

KOLAGANI RATNA PRASAD/MAMTHA

PEORIA, AZ 85383

KONDAPALLI NUTHAN KUMAR/HARIKA

PEORIA, AZ 85383

KONGARA VENKAT RAMANA/ENUGANTI  
ANUPAMA

PEORIA, AZ 85383

KORALLA LAXMAN/KASIREDDY RAMYA

PEORIA, AZ 85383

KRASKA MARK/ANGELA

PEORIA, AZ 85383

KREINBERG STEVEN E/CRAMER DAVID M

PHILADELPHIA, PA 19122

KRUPP JON ROGER/SYLVIA MARJEAN

RENTON, WA 98058

LA STRADA DEL LAGO HOMEOWNERS  
ASSOCIATION INC

GLENDAL, AZ 85308

LACHANCE TRES/MEGAN

PEORIA, AZ 85383

LAKE PLEASANT MOB LLC

TEMPE, AZ 85281

LANDA PEORIA LLC

GLENDAL, AZ 85304

LARSON IAN/JILLIAN

PEORIA, AZ 85383

LEE LYDIA SOMANG

PEORIA, AZ 85383

LESTER JALEN R/ESTHER V

PEORIA, AZ 85383

LINDSAY FAMILY TRUST

PEORIA, AZ 85383

LIVINGSTONE JAMES M/JAMIE A

PEORIA, AZ 85383

LONG HEIDI/COREY

PEORIA, AZ 85383

LOOMIS DEREK R

PEORIA, AZ 85383

LOPEZ ANTHONY/ANGELA MARIE

PEORIA, AZ 85383

LP2 PROPERTIES LLC

GLENDALE, AZ 85301

LUCCA TRAVIS J/KELLOGG KAYCIE M

PEORIA, AZ 85383

LUCHT AMY MICHELLE  
FREEMAN/MATTHEW MARK

PEORIA, AZ 85383

LUCKETT JEFFREY/JOSEPH SHERYL

PEORIA, AZ 85383

LUNDSTROM FAMILY TRUST

PEORIA, AZ 85383

LYNCH JEREMY/DEANNA M

PEORIA, AZ 85383

MACARTHUR KENNETH JACK/JOANNE  
MARGARET

PEORIA, AZ 85383

MAD LAND DEVELOPMENT LLC

PHOENIX, AZ 85027

MAGDA IACOB/GEORGETT

PEORIA, AZ 85383

MAHAN SHANE/JOHANA

PEORIA, AZ 85383

MANDAPU ANANDARAO

PEORIA, AZ 85383

MARK AND HEATHER HUMBLES  
REVOCABLE TRUST

PEORIA, AZ 85383

MARSH LONDON DAVID/LINDSEY CLARK

PEORIA, AZ 85383

MAXWELL FAMILY LIVING TRUST

PEORIA, AZ 85383

MCCANN THOMAS JUDE/RUTH E

PEORIA, AZ 85383

MCCLURE FAMILY TRUST

PEORIA, AZ 85383

MCDERMOTT FAMILY TRUST

PEORIA, AZ 85383

MCKEEVER AMY

PEORIA, AZ 85383

MCKISSACK DION

PEORIA, AZ 85383

MELHEM NINA

PEORIA, AZ 85383

METZGER BRANDON P/ROBERTS MOLLY

PEORIA, AZ 85383

MICHAEL JOSEPH HINTZE LIVING TRUST

PEORIA, AZ 85383

MIRANDA LEONEL E/LINDA S

PEORIA, AZ 85383

MKR TRUST

PEORIA, AZ 85383

MOHAN GANESH/NATARAJAN MAITHILI

PEORIA, AZ 85383

MOHAN TRUST

PEORIA, AZ 85383

MOHANRAJ PRITHA FAMILY LIVING  
TRUST

PEORIA, AZ 85383

MONARREZ MARQUITA

PEORIA, AZ 85383

MONDLAK VELEZ FAMILY TRUST

5547 W CHAMA DR  
PEORIA, AZ 85383

MONROE ERIN J

5588 W CHAMA DR  
PEORIA, AZ 85383

MOORE NATHAN T/NICOLE A

PEORIA, AZ 85382

MORANTE MARIANO/TANG DONNA

PEORIA, AZ 85383

MORGAN CHRISTOPHER S/SHELLEY L

PEORIA, AZ 85383

MORGAN JAMES J III

PEORIA, AZ 85383

MORRIS BRADFORD S/GEORGE A

PEORIA, AZ 85383

MOTZ JAMES EDWARD JR/SASSHA  
CHAWNTELLE

PEORIA, AZ 85383

MOYEMONT FAMILY TRUST

PEORIA, AZ 85383

MULHIM ROBERT/EMAMA

PEORIA, AZ 85383

MURUGESAN RAMESH/SEKAR PONSURYA

SURPRISE, AZ 85387

MYERS-WELLING TRUST

PEORIA, AZ 85383

NAPOLITANO MICHAEL/BALDERAS  
CASSANDRA TRUJILLO

PEORIA, AZ 85383

NELSON BERNARD L/VICTORIA

PEORIA, AZ 85383

NELSON FAMILY TRUST

PEORIA, AZ 85383

NEPAL GRINISH/GHIMIRE SHRETA

PEORIA, AZ 85383

NEVAREZ GEORGE/DEBORAH A

PEORIA, AZ 85383

NICE-PACKWOOD TAYLOR

PEORIA, AZ 85383

NINOWSKI JEFFREY S/WIIG RODNEY G

PEORIA, AZ 85383

NORIEGA JOSEPH R

PEORIA, AZ 85383

NORTH POINTE COMMUNITY CHURCH

PEORIA, AZ 85383

NORTH POINTE COMMUNITY CHURCH

PEORIA, AZ 85382

NOVAK CRYSTAL/NICHOLAS

SURPRISE, AZ 85387

OGLESBY DYLAN/ALEXSA

PHOENIX, AZ 85024

OKENWA MICHAEL EMEKA/KING  
JENNIFER ANNE

PEORIA, AZ 85383

OLSON FAMILY TRUST

PEORIA, AZ 85383

ONJOE INVESTMENTS LLC

GLENDALE, AZ 85308

ORAHAM ELENA

PEORIA, AZ 85383

OSR DEVELOPMENT LLC

ANTHEM, AZ 85086

P AND V LLC

PHOENIX, AZ 85014

PALANIRAJ SELVAKUMAR/ALAGARSAMY  
KANAGA DURGA  
[REDACTED]  
PEORIA, AZ 85383

PAMELA MAE RODENKIRK REVOCABLE  
LIVING TRUST  
[REDACTED]  
PEORIA, AZ 85383

PB OVERTON FAMILY TRUST  
[REDACTED]  
PEORIA, AZ 85383

PEORIA CITY OF  
8401 W MONROE ST  
PEORIA, AZ 85345

PEORIA HAPPY VALLEY LLC/AM TACO  
PEORIA LLC  
[REDACTED]  
LOS ANGELES, CA 90010

PEORIA ZCF PHARMACY DST  
[REDACTED]  
COCKEYSVILLE, MD 21030

PEPE GEORGE ANTHONY/EMILY JEAN  
[REDACTED]  
PEORIA, AZ 85383

PETRISOR ADONIS/BERNICE  
[REDACTED]  
PEORIA, AZ 85383

PHIL COOKE DDS LLC  
[REDACTED]  
GLENDALE, AZ 85310

PIONEER HAPPY VALLEY I LLC  
[REDACTED]  
SCOTTSDALE, AZ 85255

PIPER MYLES  
[REDACTED]  
PEORIA, AZ 85383

PITCHER BENJAMIN/STACIA L  
[REDACTED]  
PEORIA, AZ 85383

PLEASANT CROSSING HOLDINGS LLC  
[REDACTED]  
CAVE CREEK, AZ 85331

PLEASANT PARKWAY SEC LLC  
[REDACTED]  
INCLINE VILLAGE, NV 89451

POLSKY FAMILY TRUST  
[REDACTED]  
SAN RAFAEL, CA 94901

PRODAN FAMILY TRUST  
[REDACTED]  
PEORIA, AZ 85383

PUTNAM BRYCE  
[REDACTED]  
PEORIA, AZ 85383

QUERENCIA COMMUNITY ASSOCIATION  
[REDACTED]  
TEMPE, AZ 85282

RACHEL ANNE PASSERI TRUST  
[REDACTED]  
PEORIA, AZ 85383

REBECCA CHEAVES LIVING TRUST  
[REDACTED]  
PEORIA, AZ 85383

REDDY MAHEEDHAR REDDY  
NALLAPPA/TEDDU BHARGAVI  
[REDACTED]  
PEORIA, AZ 85383

REED CHARLES JAY/MARYANN  
[REDACTED]  
PEORIA, AZ 85383

REED JONATHAN/BRITTNEE  
[REDACTED]  
PEORIA, AZ 85383

REID FAMILY TRUST  
[REDACTED]  
PEORIA, AZ 85383

REMPER NADIA  
[REDACTED]  
PEORIA, AZ 85383

RENDON RAFAEL/BEATRICE  
[REDACTED]  
PEORIA, AZ 85383

RICE BRADLEY D/ALISON M  
[REDACTED]  
PEORIA, AZ 85383

RILEY S BURDICK AND MARY A BURDICK  
LIVING TRUST  
[REDACTED]  
PEORIA, AZ 85383

ROBERT & JERI JACKSON TRUST  
[REDACTED]  
PEORIA, AZ 85383

ROBEY KIRK/JEAN  
[REDACTED]  
PEORIA, AZ 85383

RODDAM FAMILY TRUST

PEORIA, AZ 85383

ROE MATTHEW K/RAMOS ELAINE C

PEORIA, AZ 85383

ROJAS ANTHONY B/MELISSA R

PEORIA, AZ 85383

ROMANS AARON D

PEORIA, AZ 85383

RONCO RICHARD J/PATTI ELLEN

PEORIA, AZ 85383

ROOT RYAN/HAVEMAN HEIDI

PEORIA, AZ 85383

ROSENHAGEN DICK J/BRANDI M

PEORIA, AZ 85383

ROTONDO MICHAEL/GRACE

PEORIA, AZ 85383

RSBC 2317 TRUST

PEORIA, AZ 85383

RTK REVOCABLE LIVING TRUST

PEORIA, AZ 85383

RUSSELL J MOORE AND LUCI K MOORE TRUST

PEORIA, AZ 85383

RYAN J COMBS FAMILY TRUST

PEORIA, AZ 85383

RYAN J COMBS IRREVOCABLE TRUST

PHOENIX, AZ 85014

RYAN JESSICA

PEORIA, AZ 85383

S&A HOLDINGS LLC

PEORIA, AZ 85383

SALISBURY FAMILY TRUST

PEORIA, AZ 85383

SAM MANAGEMENT COMPANY LLC

PEORIA, AZ 85383

SANCHEZ ARIANA

PEORIA, AZ 85383

SANDER BRANDON/MAYURI

PEORIA, AZ 85383

SANDHU BIKRAMJIT SINGH

PEORIA, AZ 85383

SANTILLI KAREN/JAMES III

PEORIA, AZ 85383

SC FAMILY TRUST

PEORIA, AZ 85383

SCARPA FRANK/MEGAN

PEORIA, AZ 85383

SCHABEN SALLY J

PEORIA, AZ 85383

SCHNABEL FAMILY TRUST

PEORIA, AZ 85383

SEAN D BERGLUND TRUST

PEORIA, AZ 85383

SEARS JENNIFER MARIE/JUSTIN RODGER

PEORIA, AZ 85383

SERRATO KRISTIN/ESTEBAN

PEORIA, AZ 85383

SETH MICHAEL E

PHOENIX, AZ 85008

SHAMON MAAN/ANDIRAOS ALINA D

PEORIA, AZ 85383

SHARMA VIPIN KLIMAR/DEEPIKA

SHEFFEY LIVING TRUST

SHEFFEY LIVING TRUST

PEORIA, AZ 85383

PEORIA, AZ 85383

PEORIA, AZ 85383

SHIRK BRENT/GARRETT STEPHANIE L

SILVA-SHIELDS LIVING TRUST

SMITH AND DEEMER REVOCABLE TRUST

PEORIA, AZ 85383

PEORIA, AZ 85383

PEORIA, AZ 85383

SMITH LINDSAY RANAE/PAUL MATTHEW

SMITH MICHAEL A

SMITH RONALD D/SHARON A

PEORIA, AZ 85383

PEORIA, AZ 85383

PEORIA, AZ 85383

SOMASUNDARAM  
ARAVINDAN/RAMALINGAM D

SREERAJ PUJARI TRUST

STALLONE MICHAEL/SABRINA

PEORIA, AZ 85383

PEORIA, AZ 85383

PEORIA, AZ 85383

STARKS JOSEPH A/BRADAC REBECCA K

STARNS MELANIE K/DAVID O

STEPHEN M GOYER AND KATHRYN J  
GOYER LIVING REVOCABLE TRUST

PEORIA, AZ 85383

PEORIA, AZ 85383

PEORIA, AZ 85383

STEPHENS MAURICE D/CARRIE L

STEVENS SHAYNE

STORE MASTER FUNDING II LLC

PEORIA, AZ 85383

PEORIA, AZ 85383

SCOTTSDALE, AZ 85251

SUMMERS ROBERT J/CARIE A

SUSAN J GONDA FAMILY TR/DOMINIC J  
GRANO TR

SWEET D HOMES INC

PEORIA, AZ 85383

PEORIA, AZ 85383

PEORIA, AZ 85383

TANVED REVOCABLE TRUST

THANGAMANI BALAN  
SATHYAMANGALAM/PALANISAMY PRIYA

THEEKANA MOHAN  
CHAITHANYA/SUBRAMANYAM RADHA P

PEORIA, AZ 85383

PHOENIX, AZ 85037

PEORIA, AZ 85383

THOMAS DARLENE W

THOMAS E AND MARY E STEWART LIVING  
TRUST

THRASH TERRA

PEORIA, AZ 85383

PEORIA, AZ 85383

PEORIA, AZ 85383

TIERRA DEL SOL COMMUNITY  
ASSOCIATION

TILVAN TIFFANY I

TIMM MANUEL

GLENDAL, AZ 85308

PEORIA, AZ 85383

PEORIA, AZ 85383

TIRADO DAVID E/TARA NICOLE

PEORIA, AZ 85383

TOMMY AND JOSEPHINE GALLEGOS  
TRUST

PEORIA, AZ 85383

TOVAR PROPERTIES LLC

PHOENIX, AZ 85085

TRUE NORTH PROPERTY OWNER B LLC

SCOTTSDALE, AZ 85261

TRUONG KHELIY

PEORIA, AZ 85383

TRUPO THOMAS A/PARKHURST JORDAN L

PEORIA, AZ 85383

TSAI MING-HSUN/CHAN FANG-YI

PEORIA, AZ 85383

TYCAL INVESTMENTS LLC

GLENDALE, AZ 85310

UNISOURCE INVESTMENTS USA

SCOTTSDALE, AZ 85259

UPDIKE DEANNA RITA MARIE

PEORIA, AZ 85383

VALENCIA FAMILY TRUST

PEORIA, AZ 85383

VAN NESS FAMILY TRUST

PEORIA, AZ 85383

VASOLIEZ RENEE MARIE

PEORIA, AZ 85383

VENNILAN FAMILY REVOCABLE LIVING  
TRUST

PEORIA, AZ 85383

VESPUCCI FAMILY TRUST

PEORIA, AZ 85383

VESTAR LPST LLC

PHOENIX, AZ 85016

VESTAR LPTC LLC

PHOENIX, AZ 85016

VIKING POINT PROPERTIES LLC

WESTHAMPTON, NY 11977

WARREN RHONDA

PEORIA, AZ 85383

WARRINER AARON E/KRISTIN L

PEORIA, AZ 85383

WATERMARK AT PEORIA AZ LLC

TERRE HAUTE, IN 47807

WBSM INVESTMENTS LLC

SCOTTSDALE, AZ 85266

WEINBERGER REVOCABLE TRUST

PEORIA, AZ 85383

WESTRICH JUSTIN A

PEORIA, AZ 85383

WHELAN PROPERTIES LLC

PEORIA, AZ 85383

WHIPPLE CAROL A/AITKEN DAVID A

BELLEVUE, WA 98006

WIEFERICH ELNORA R

PEORIA, AZ 85382

WILKINSON WILLIAM E JR

PEORIA, AZ 85383

WILLIAM V FREEMAN & MINDY S  
FREEMAN JOINT REVOC TR

PEORIA, AZ 85383

WILSON DUSTIN/ANGEL

PEORIA, AZ 85383

WIRTHS MICHAEL/GLORIA

PEORIA, AZ 85383

WONG LISETTA YIN CHI

PEORIA, AZ 85383

WOODS TIMOTHY

PEORIA, AZ 85383

WOODY RITA R/VOGLER PAUL

5561 W WHISPERING WIND DR  
PEORIA, AZ 85383

WRIGHT DAVID R

5552 W WHITELORN WAY  
PEORIA, AZ 85383

WRIGHT LESLIE

5162 W WEEBING WALKWAY  
PEORIA, AZ 85383

WU PIN I/CHU CHEN HAO

PEORIA, AZ 85383

YIP WANDA

PEORIA, AZ 85383

YOURKO DUANE/MICHELE

PEORIA, AZ 85383

ZAHARIA LIVING TRUST

PEORIA, AZ 85383

ZAMORA DEANNA L

PEORIA, AZ 85383

ZAYAS THOMAS M/KATHLEEN A

PEORIA, AZ 85383

ZBURLEA LUCIAN/LIDIA

DESTIN, FL 32541

ZEN TRUST

PEORIA, AZ 85383

ZHIYING CHENG LIVING TRUST

SAN MARINO, CA 91108

ZIA BENJAMEN/MAYSOON

PEORIA, AZ 85383

ZISMANN LINDSAY M/DOUGLAS ROBERT

PEORIA, AZ 85383

La Strada Del Lago Homeowners  
Association, Inc.

Glendale, AZ 85308

Melton Ranch

Glendale, AZ 85308

Cibola Vista Community Association

Phoenix, AZ 85040

Pleasant Valley HOA

Tempe, AZ 85282

Florenza HOA

Phoenix, AZ 85040

Tierra Del Rio-South  
Community Association

Tempe, AZ 85282

Querencia

Tempe, AZ 85282

Tierra Del Rio-North

Glendale, AZ 85308

Vista Montana Community Assn.  
(Ventana Picachos)

Glendale, AZ 85308

Westwing Mountain HOA

Phoenix, AZ 85040

Stonebridge Ranch  
Homeowners Association

Tempe, AZ 85282

Cantilena

Tempe, AZ 85282



PLANNING AND ZONING
AFFIDAVIT OF NOTIFICATION

Date 08/01/25 Case Number : GPA25-05 & Z25-10

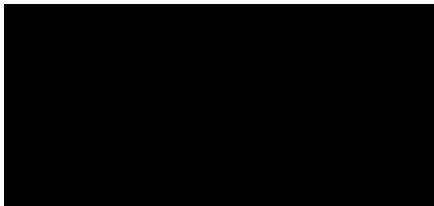
Location of Property

NWC Happy Valley rd & 95th Ave

Sign Company Name Dynamite Signs, Inc.

I, Meghan Liggett certify that the site has been posted on 08/01/25 as indicated by the project manager for the case listed above.

Applicant/Representative Signature



The foregoing instrument was acknowledged before me on 08/01/25



10-25-28 My Commission Expires

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

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

# City of Peoria Public Notice

**Request 1:** General Plan Amendment from Mixed Use Neighborhood Village to Traditional Residential

**Request 2:** Rezone from Suburban Ranch (SR-43) to Planned Area Development (PAD) District

**Project Location:** Northwest corner of Happy Valley Road and 95th Avenue

**Project Size:** +/- 52 acres

**Proposed Use:** The request would allow a single-family residential subdivision.

**Applicant Contact:**

Name: Withey Morris Baugh, PLC – Adam Baugh  
Phone: 602-230-0600  
Email: adam@wmbattorneys.com

**City Contact:**

Planning and Community Development  
623-773-5044  
[www.peoriaaz.gov/planning](http://www.peoriaaz.gov/planning)  
[planning@peoriaaz.gov](mailto:planning@peoriaaz.gov)



**Neighborhood Meeting(s):**

When: August 18, 2025 at 6:00pm  
Where: Sunset Heights Elementary School, Cafeteria -  
9687 W Adam Ave, Peoria, AZ 85382

**Planning and Zoning Commission Hearing:**

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

**City Council Hearing:**

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

**Case No(s):** GPA25-05 & Z25-10



August 1, 2025 at 9:53 AM  
+33 710898 -112.265150  
9700-9768 W Happy Valley Rd  
Peoria AZ 85383  
United States



# City of Peoria Public Notice

**Request 1:** General Plan Amendment from Mixed Use Neighborhood Village to Traditional Residential

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**Applicant Contact:**

Name: Withey Morris Baugh, PLC – Adam Baugh  
Phone: 602-230-0600  
Email: adam@wmbattorneys.com

**City Contact:**

Planning and Community Development  
623-773-5044  
[www.peoriaaz.gov/planning](http://www.peoriaaz.gov/planning)  
[planning@peoriaaz.gov](mailto:planning@peoriaaz.gov)



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9687 W Adam Ave, Peoria, AZ 85382

**Planning and Zoning Commission Hearing:**

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

**City Council Hearing:**

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

**Case No(s):** GPA25-05 & Z25-10

August 1, 2025 at 9:29 AM  
+33.714323, -112.263963  
N 95th Ave  
Peoria AZ 85383  
United States



# City of Peoria Public Notice

**Request 1:** General Plan Amendment from Mixed Use Neighborhood Village to Traditional Residential

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**Applicant Contact:**

Name: Withey Morris Baugh, PLC – Adam Baugh  
Phone: 602-230-0600  
Email: adam@wmbattorneys.com

**City Contact:**

Planning and Community Development  
623-773-5044  
[www.peoriaaz.gov/planning](http://www.peoriaaz.gov/planning)  
[planning@peoriaaz.gov](mailto:planning@peoriaaz.gov)



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When: August 18, 2025 at 6:00pm  
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**Planning and Zoning Commission Hearing:**

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

**City Council Hearing:**

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

**Case No(s):** GPA25-05 & Z25-10

August 1, 2025 at 9:29 AM  
+33,714323,-112,263963  
N 95th Ave  
Peoria AZ 85383  
United States



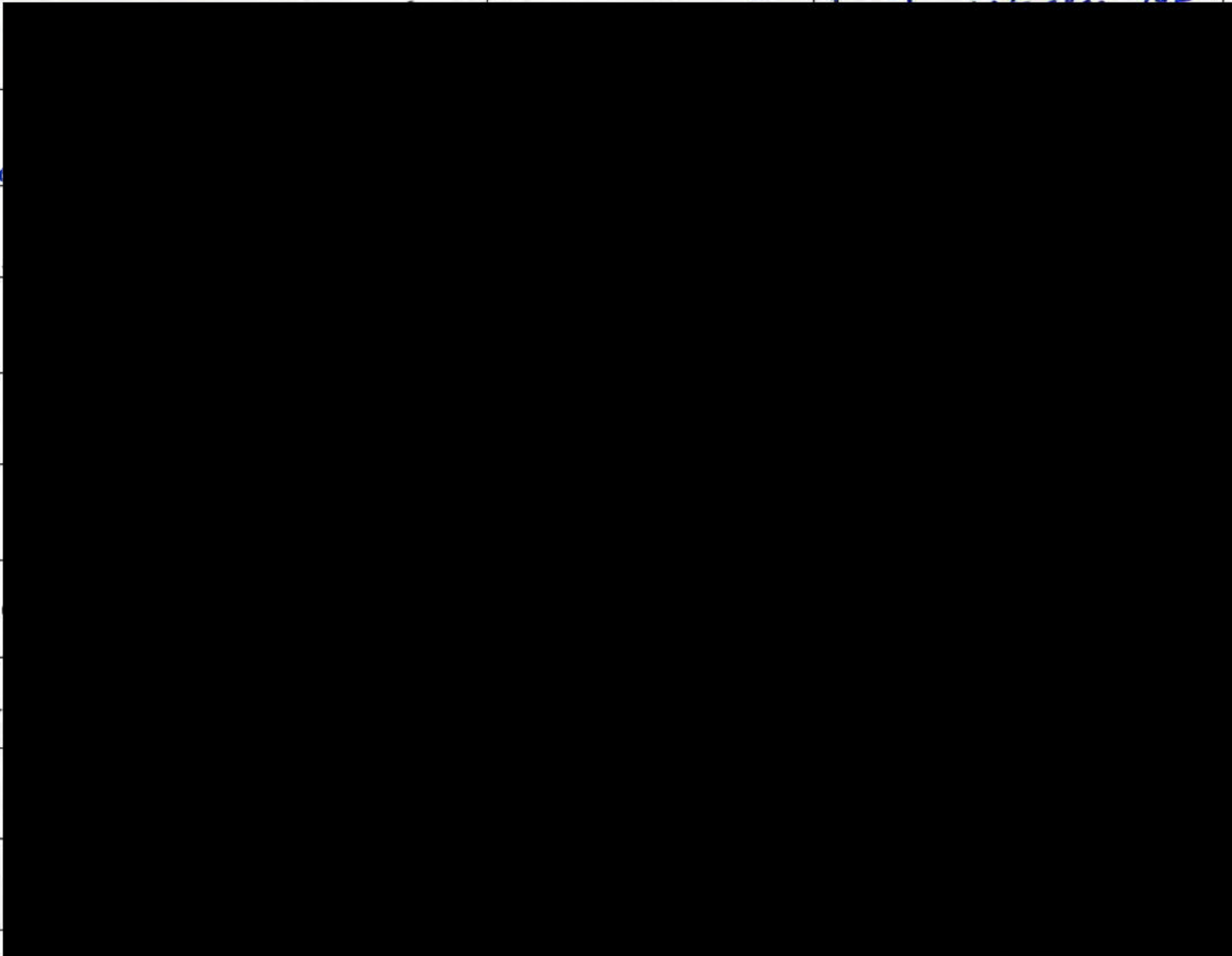
# SIGN-IN

K. HOVNIANIAN HOMES

NORTHWEST CORNER OF HAPPY VALLEY ROAD AND 95TH AVENUE, PEORIA, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

AUGUST 18<sup>TH</sup>, 2025 – 6:00 PM – SUNSET HEIGHTS ELEMENTARY SCHOOL - CAFETERIA- 9687 WEST ADAM AVENUE, PEORIA, AZ 85382

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
David Johnson			
Cary Jane			
Kathie Koppes			
Rob Benson			
Will JEZIORESKI			
Matt JEZIORESKI			
John & Leslie Baird			
KYLE & CRYSTAL HERRERT			
Todd Smith			
Cody Gilson			

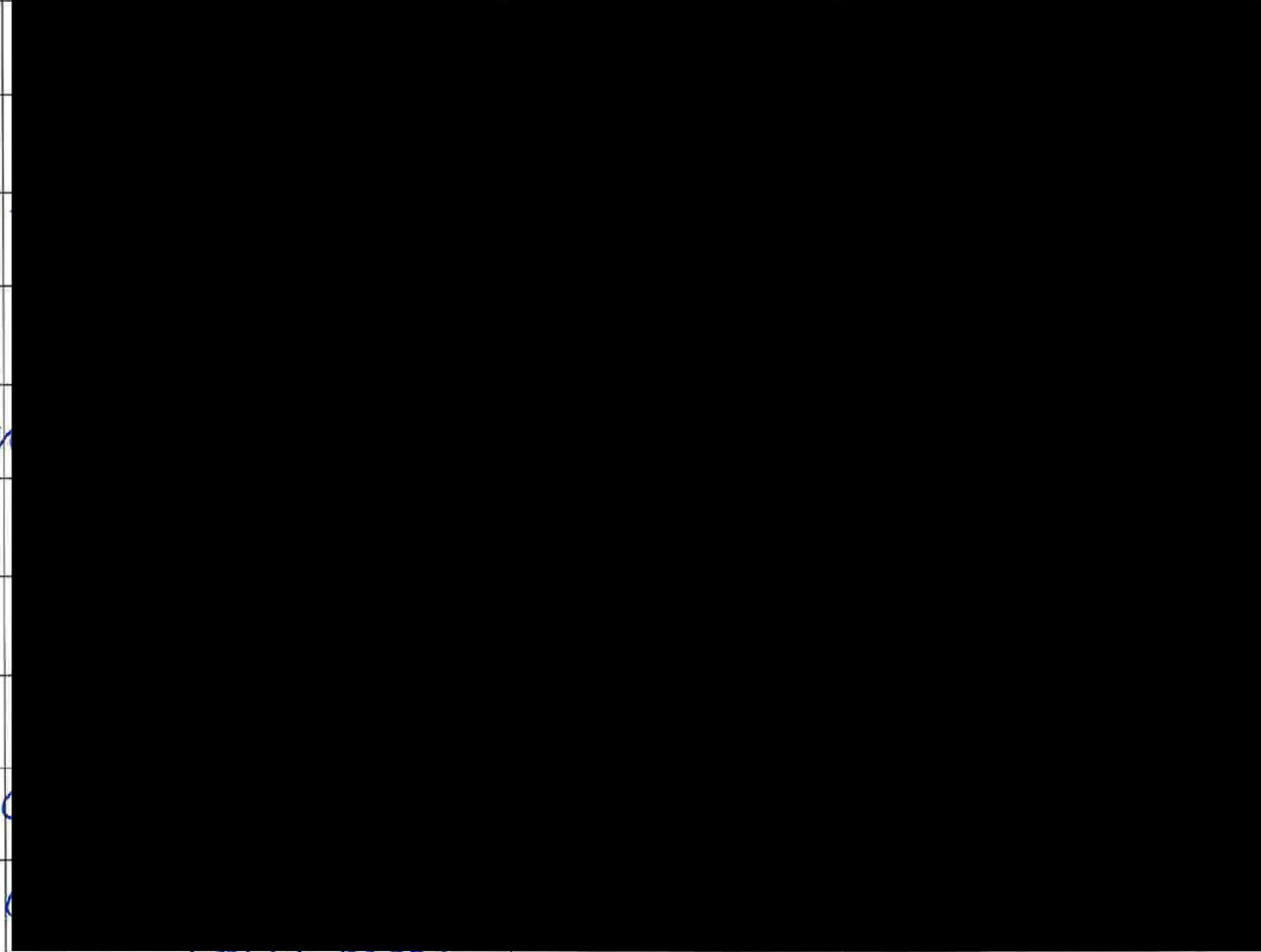
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AUGUST 18<sup>TH</sup>, 2025 – 6:00 PM – SUNSET HEIGHTS ELEMENTARY SCHOOL – CAFETERIA- 9687 WEST ADAM AVENUE, PEORIA, AZ 85382

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Lindsay Spriggs			
MARIA BENSON			
Donna Sheffey			
Bob & Marie Myers			
★ Dan + Kara Martin			
IAN CARSON			
ELIAS VALENCIA			
Beth Deamer			
Amy Duffy			
Shane Duffy			


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AUGUST 18<sup>TH</sup>, 2025 – 6:00 PM – SUNSET HEIGHTS ELEMENTARY SCHOOL - CAFETERIA- 9687 WEST ADAM AVENUE, PEORIA, AZ 85382

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Augustus Gerletti			
Josh Duffey			
Sasha Motz			
Jim & JAMES Janic Livingstone			
Bill & Minny Freeman			
Perry Bartholomew			
Rebecca Creaves			

# SIGN-IN

K. HOVNANIAN HOMES

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AUGUST 18<sup>TH</sup>, 2025 – 6:00 PM – SUNSET HEIGHTS ELEMENTARY SCHOOL - CAFETERIA- 9687 WEST ADAM AVENUE, PEORIA, AZ 85382

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
NATE & NICOLE MOORE	[REDACTED]	[REDACTED]	[REDACTED]
Thomas Stewart			

# SIGN-IN

K. HOVNIANIAN HOMES

NORTHWEST CORNER OF HAPPY VALLEY ROAD AND 95TH AVENUE, PEORIA, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

AUGUST 18<sup>TH</sup>, 2025 – 6:00 PM – SUNSET HEIGHTS ELEMENTARY SCHOOL – CAFETERIA – 9687 WEST ADAM AVENUE, PEORIA, AZ 85382

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Georgette Magda			
Jacob Magda			
* Tim & Diana Lindsay			
Rob & Janene Franklin			
Rhonda Warren			
Linda & Craig Goodover			
Angela & Mark Kraska			
KIRK BAUMGARTNER			
Matt Bullock			
Jennifer & Zachary Newman			



October 10, 2025

Re: General Plan Amendment and Rezoning– Northwest corner of Happy Valley Road and 95th Avenue, Peoria - **(Cases GPA25-05 & Z25-10)**

Dear Neighbor or Interested Party:

As you are aware from previous correspondence, we have filed an application with the City of Peoria Planning Department, on behalf of K. Hovnanian Homes, for a General Plan Amendment and Rezoning to accommodate the development of a single-family residential subdivision. Specifically, these requests apply to the vacant +/- 56 acres located northwest corner of Happy Valley Road and 95th Avenue (the "Property") as seen in the enclosed exhibits.

Recently this land was sold by the Arizona State Land Department for the expected development of homes. The Property is an odd shape and is encumbered by several significant easements and washes which transect the Property; including a 60'-wide natural gas easement which traverses the site. These easements and washes impact the site and create intentional design considerations that influence the lotting plan and site layout.

K Hovnanian proposes to develop a 139-lot residential subdivision called Travieso. At only 2.48 du/ac, Travieso is the ideal land use to transition from commercial to the homes to the east. Given the type of higher density housing product typically located next to shopping centers, Travieso is rather low in density compared to other similarly situated developments, and the residential use is consistent with the city's expectations for this area. Our plan today still proposes 139 homes as before.

The specific requests needed to accommodate this development includes: Request (1): General Plan Amendment from Mixed Use Neighborhood Village to Traditional Residential; Request (2): Rezone from Suburban Ranch (SR-43) to Planned Area Development (PAD) District.

Previously, we held a neighborhood meeting to share our plans. Since that meeting we have received feedback from Peoria staff regarding our proposal. We desire to share the updated information and answer any questions you may have.

We have scheduled a second neighborhood meeting, as described below:

Date: October 29, 2025  
Time: 6:00 pm  
Location: Sunset Heights Elementary School, Cafeteria  
9687 W Adam Ave, Peoria, AZ 85382

---

P: 602.230.0600  
F: 602.212.1787

wmbattorneys.com  
info@wmbattorneys.com

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

In the meantime, we would be happy to answer any questions you may have regarding this proposal. You may reach Hannah Blead in our office at 602-230-0600 or [hannah@wmbattorneys.com](mailto:hannah@wmbattorneys.com). You may also contact the City Staff member assigned to this request: Senior Planner Elias Valencia, at 623-773-5044 or [elias.valencia@peoriaaz.gov](mailto:elias.valencia@peoriaaz.gov). Please reference the case number noted above to help expedite a response.

Very truly yours,  
WITHEY MORRIS BAUGH, P.L.C.

By   
Adam Baugh

Enclosures: aerial, conceptual site plan

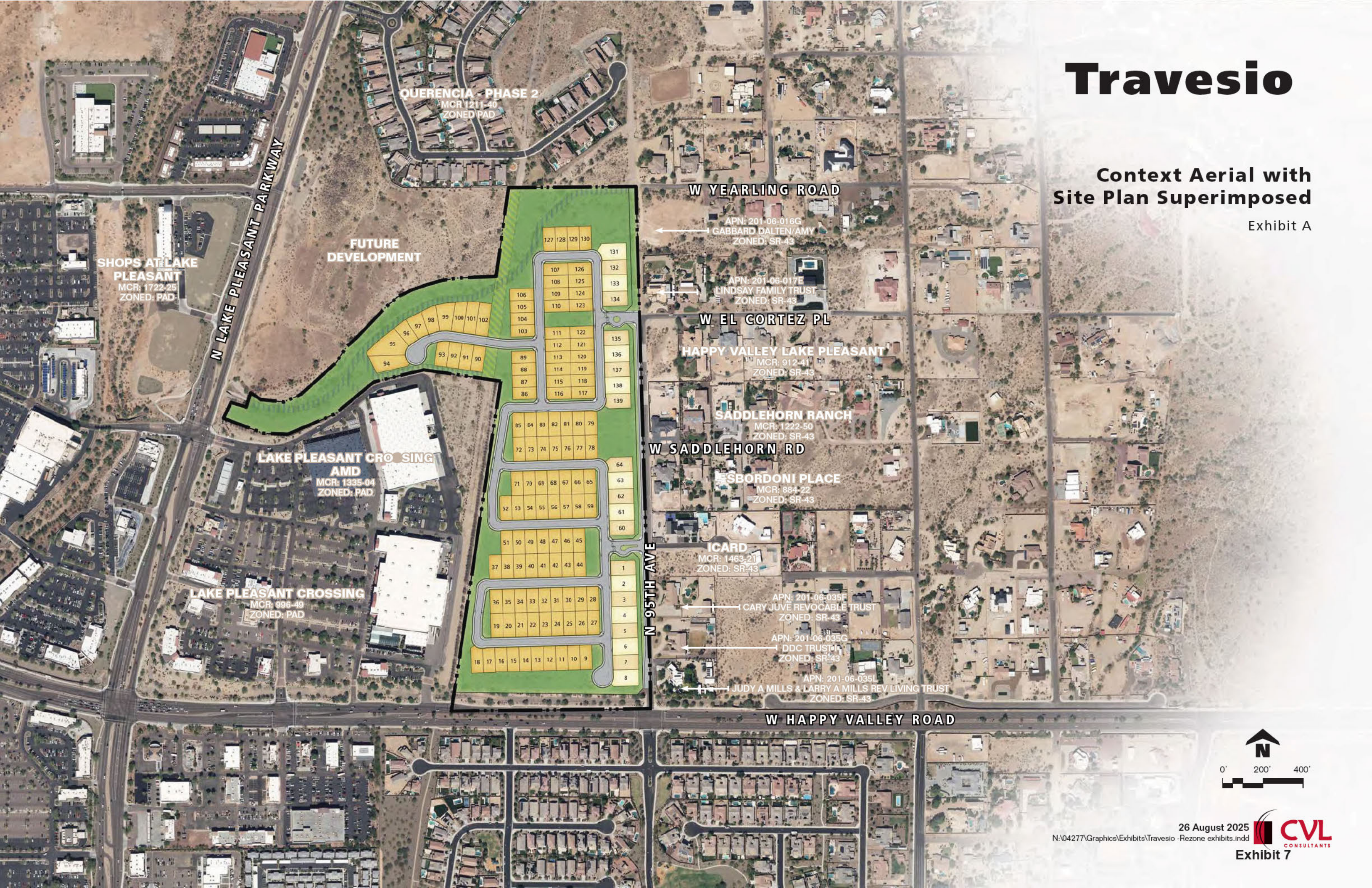
Aerial Map



# Travesio

## Context Aerial with Site Plan Superimposed

Exhibit A



QUERENCIA - PHASE 2  
MCR 1211-40  
ZONED PAD

SHOPS AT LAKE PLEASANT  
MCR: 1722-25  
ZONED: PAD

FUTURE DEVELOPMENT

LAKE PLEASANT CROSSING AMD  
MCR: 1335-04  
ZONED: PAD

LAKE PLEASANT CROSSING  
MCR: 996-49  
ZONED: PAD

W YEARLING ROAD

APN: 201-06-016G  
GABBARD DALTEN/AMY  
ZONED: SR-43

APN: 201-06-017E  
LINDSAY FAMILY TRUST  
ZONED: SR-43

W EL CORTEZ PL

HAPPY VALLEY LAKE PLEASANT  
MCR: 912-41  
ZONED: SR-43

SADDLEHORN RANCH  
MCR: 1222-50  
ZONED: SR-43

W SADDLEHORN RD

BORDONI PLACE  
MCR: 884-22  
ZONED: SR-43

ICARD  
MCR: 1463-21  
ZONED: SR-43

APN: 201-06-035F  
CARY JUVÉ REVOCABLE TRUST  
ZONED: SR-43

APN: 201-06-035C  
DDC TRUST  
ZONED: SR-43

APN: 201-06-035L  
JUDY A MILLS & LARRY A MILLS REV LIVING TRUST  
ZONED: SR-43

W HAPPY VALLEY ROAD

N 95TH AVE



# Travesio

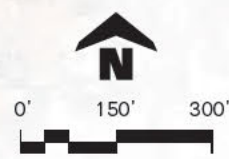
## Trails and Access Points

Exhibit I



**LEGEND**

- 4' Concrete and 4' Soft Surface Multi-Use Trail
- Future Multi-Use Trail
- 4' Soft Surface Trail
- Existing Concrete Pathway
- Proposed Concrete Pathway
- Existing Unpaved Trail
- Existing Concrete Underpass
- Amenity Area



W HAPPY VALLEY ROAD

W YEARLING ROAD

W EL CORTEZ PL

W SADDLEHORN RD

N 95TH AVE

14142 TIARA STREET PROPERTIES LLC  
[REDACTED]  
ENCINO, CA 91436

25961 N 96TH LLC  
[REDACTED]  
PEORIA, AZ 85383

9312 W HAPPY VALLEY RD LLC  
[REDACTED]  
PHOENIX, AZ 85016

9772 W YEARLING RD UNIT 1640 LLC  
[REDACTED]  
PEORIA, AZ 85383

9777 W HAPPY VALLEY RD LLC  
[REDACTED]  
CHANDLER, AZ 85248

AB LIVING TRUST  
[REDACTED]  
PEORIA, AZ 85383

ADAMS JAMES D/LARAMAY K  
[REDACTED]  
PEORIA, AZ 85383

ALDERSON MICHAEL/JENNIFER  
[REDACTED]  
PEORIA, AZ 85383

ALUPULA LIVING TRUST  
[REDACTED]  
PEORIA, AZ 85383

ANCHOR LAKE PLEASANT OWNER L L C  
[REDACTED]  
CHARLOTTESVILLE, VA 22902

ANDAZOLA JORDAN S/NICOLE  
[REDACTED]  
PEORIA, AZ 85383

ANDREW AND WHITNEY SCHONHOFF  
FAMILY TRUST  
[REDACTED]  
PEORIA, AZ 85383

ANGELO ANTHONY PAUL  
[REDACTED]  
PEORIA, AZ 85383

ANGELO TINA WEEDMAN  
[REDACTED]  
PEORIA, AZ 85383

APM LIVING TRUST  
[REDACTED]  
PHOENIX, AZ 85080

APPTIVITY TWO LLC  
[REDACTED]  
GLENDALE, AZ 85310

ARIZONA STATE OF  
[REDACTED]  
PHOENIX, AZ 85003

ARIZPEORIA AZNV LLC  
[REDACTED]  
LAS VEGAS, NV 89117

ARUNKUMAR ASHWATHANARAYANACHAR  
AND RAMYA RAVISHANKAR LIVING TRUST  
[REDACTED]  
PEORIA, AZ 85383

AZ HAPPY VALLEY PROPERTIES LLC  
[REDACTED]  
CHANDLER, AZ 85248

BABICO GEORGE/GLADYS  
[REDACTED]  
PEORIA, AZ 85383

BAIRD FAMILY LIVING TRUST  
[REDACTED]  
PEORIA, AZ 85383

BALLARD FAMILY TRUST  
[REDACTED]  
PEORIA, AZ 85383

BANNOURA MICHAEL N/ABUALZULOF  
NADINE A  
[REDACTED]  
PEORIA, AZ 85383

BARBER ALAN/JACQUELINE  
[REDACTED]  
PEORIA, AZ 85383

BARCLAY PLEASANT VALLEY LLC  
[REDACTED]  
PHOENIX, AZ 85016

BARCLAY PLEASANT VALLEY LLC  
[REDACTED]  
PHOENIX, AZ 85016

BARRY DEVIN J/ALLISON M  
[REDACTED]  
PEORIA, AZ 85383

BASIS SCHOOL INC  
[REDACTED]  
SCOTTSDALE, AZ 85259

BASIS SCHOOLS INC  
[REDACTED]  
SCOTTSDALE, AZ 85258

BEASLEY JOHNYEE C/FRETTY MAURICE K

PEORIA, AZ 85383

BEERMAN DAVID/LEESA A

PEORIA, AZ 85383

BEGAY LEKOTA R/ELTHE CANDACE S

PEORIA, AZ 85383

BEHRENS FAMILY TRUST

PEORIA, AZ 85383

BELLAVITA PARTNERS LLC

303  
PEORIA, AZ 85383

BELT NICHOLAS ANDREW/GAIL IRENE

PEORIA, AZ 85383

BENSON FAMILY LIVING TRUST

PEORIA, AZ 85383

BERNAL OSCAR/TRUJILLO ALEXIS

PEORIA, AZ 85383

BHANU AND SHYAMUS TRUST

PEORIA, AZ 85383

BIBIS LIVING TRUST

PEORIA, AZ 85383

BIXLER LINDA GABRIEL

PEORIA, AZ 85383

BKL TRUST

PEORIA, AZ 85383

BONE STEVEN PATRICK/ERICA STEWART

PEORIA, AZ 85383

BRAXTON ROBERT/CAROLE

PEORIA, AZ 85383

BRIDGEMAN LIVING TRUST

SAN JOSE, CA 95123

BRIDGES VERNON/MEGGAN

PEORIA, AZ 85383

C WILLIAM NICHOLS AND MARCILLINE J  
NICHOLS TR

PEORIA, AZ 85383

CARAS TRUST

PEORIA, AZ 85383

CARNALL WILLIAM WALLCE/SUSAN M

PEORIA, AZ 85383

CARNEY CRISTOPHER SCOTT/BROOKE  
ALEXANDRA

PEORIA, AZ 85383

CARPENTER LISA/BOEHM TERRY

PEORIA, AZ 85383

CARRILLO LUIS/YVONNE

PEORIA, AZ 85383

CARY JUVE REVOCABLE TRUST

PEORIA, AZ 85383

CERNA JOSE T/GLORIA

PEORIA, AZ 85383

CFT DEVELOPMENTS LLC

ROSEMEAD, CA 91770

CHALLAGOLLA RAGINI/ATTALURI PATTABHI

PEORIA, AZ 85383

CHERRY CLAIR H/MARJORIE H TR

PEORIA, AZ 85382

CHETTUPALLI GOWRINADH

PEORIA, AZ 85382

CHETVERIKOV VITALIY/RACHEL

PEORIA, AZ 85383

CHILDERS ANTHONY/ASHLEY

PEORIA, AZ 85383

CHIRUMAMILLA KOTESWARA  
RAO/GURAJAVOLU SNEHA C  
[REDACTED]  
PEORIA, AZ 85383

CHRISTIAN BROTHERS AUTOMOTIVE  
CORPORATION  
[REDACTED]  
HOUSTON, TX 77094

CHRISTMAS CYNTHIA  
[REDACTED]  
PEORIA, AZ 85383

CJ NICHOLS LIVING TRUST  
[REDACTED]  
PEORIA, AZ 85383

COLE KENNETH L  
[REDACTED]  
PEORIA, AZ 85382

COOGLE LIVING TRUST  
[REDACTED]  
PEORIA, AZ 85383

COOK JEFFREY A/NAHRIN  
[REDACTED]  
24781 N 96TH LN  
PEORIA, AZ 85383

COOPER GABRIEL/LAURIE  
[REDACTED]  
26155 N 96TH AVE  
PEORIA, AZ 85383

CORONADO JOSEPH R/CONNIE A  
[REDACTED]  
PEORIA, AZ 85345

CORTEZ JONATHAN/MACIAS LAURA  
[REDACTED]  
PEORIA, AZ 85383

COSME GILBERTO JR/KIM  
[REDACTED]  
PEORIA, AZ 85383

COUCH TERRY L/GALLOZZI MELISSA A  
[REDACTED]  
PEORIA, AZ 85383

CUZICK TAYLOR  
[REDACTED]  
PEORIA, AZ 85383

D&N WARD REVOCABLE TRUST  
[REDACTED]  
PEORIA, AZ 85383

DALLMANN LARRY/KERRI  
[REDACTED]  
PEORIA, AZ 85383

DANG ANH/HA THUY C  
[REDACTED]  
PEORIA, AZ 85383

DANN JEFFREY C/HEUSER DALE R  
[REDACTED]  
PEORIA, AZ 85383

DANNY C MARTIN AND KAROL L MARTIN  
REVOCABLE TRUST  
[REDACTED]  
PEORIA, AZ 85383

DARLING MICHAEL J/LISA L N  
[REDACTED]  
PEORIA, AZ 85383

DAVARZAN FAMILY LIVING TRUST  
[REDACTED]  
PEORIA, AZ 85383

DAVIS JUSTIN R/HINDERKS-DAVIS BETTY A  
[REDACTED]  
PEORIA, AZ 85383

DAVY BENJAMIN J/DANYEL N  
[REDACTED]  
PEORIA, AZ 85383

DCC REALTY LLC  
[REDACTED]  
PEORIA, AZ 85383

DDC TRUST I  
[REDACTED]  
PEORIA, AZ 85383

DECKER JAFF  
[REDACTED]  
PEORIA, AZ 85383

DEE GRAHAM JAMES/ANGELA  
[REDACTED]  
FARMINGTON, NM 55024

DENNIS AND RACHEL JEFFREY TRUST  
[REDACTED]  
PEORIA, AZ 85383

DESERT DRAGONS HOLDING LLC  
[REDACTED]  
PEORIA, AZ 85383

DESERT DYNASTY TRUST  
[REDACTED]  
LAS VEGAS, NV 89149

DEVI SREENIVASA R/SAILAJA  
[REDACTED]  
PEORIA, AZ 85383

DEVINE TRUST

PEORIA, AZ 85383

DIHEL RAZVAN V/AMALIA O

PEORIA, AZ 85383

DILELLO BRUNO/LINDSAY QUINN

PEORIA, AZ 85383

DOBSON ANDREW/SHERRI

PEORIA, AZ 85383

DOKKU BHASKARA RAJU/TEERDHALA  
HEMA S S L

PEORIA, AZ 85383

DOOLIN HOLLY

PEORIA, AZ 85383

DOSSEY MICHAEL/ASHLEY

PEORIA, AZ 85383

DOUGLAS TALIA

PEORIA, AZ 85383

DUFFY JOSHUA PATRICK

PEORIA, AZ 85382

DUFFY JOSHUA/AMY

PEORIA, AZ 85383

DUTTA SAMRAT/MITRA AMRITA

PEORIA, AZ 85383

ECE I LLC

KANSAS CITY, MO 64106

ELLIOTT JEFFREY/TINA

RAVENSDALE, WA 98051

ELLIS FAMILY TRUST

PEORIA, AZ 85383

EMERY FAMILY TRUST

PEORIA, AZ 85383

ERICKSON MARY ROSE K

PEORIA, AZ 85383

ESCOBAR DAVID P/VIVIAN V

PEORIA, AZ 85383

FACIANA 2020 FAMILY TRUST

PEORIA, AZ 85383

FAN-WEN FAMILY TRUST

PHOENIX, AZ 85083

FAN-WEN FAMILY TRUST

PHOENIX, AZ 85083

FERGUSON PETER A

PEORIA, AZ 85383

FERNANDES CARLYNN/PEDRO

MAPLE RIDGE, BC V4R 2R2, CANADA

FERRERO MICHAEL

PEORIA, AZ 85383

FIELD CURTIS/MELISSA

PEORIA, AZ 85383

FLORES ALFREDO M/HOLIFIELD KURT A

PEORIA, AZ 85383

FORD CHELSEA N/APOLLO N/PHILLIPS  
KEVIN S/ANGELA L

PEORIA, AZ 85383

FORRY FAMILY LIVING TRUST

PEORIA, AZ 85383

FRANK CHARLES GABER III AND LINDA  
LOUISE SCHAIRER GABER TRUST OF JUNE  
1994

PEORIA, AZ 85383

FRANK EDWARD NELSON TRUST

PEORIA, AZ 85383

FRANKLIN ROBIN B/JANENE ROCENA

PEORIA, AZ 85383

FRANMAR MANOR APARTMENTS INC

FULLER TRUST

GABBARD DALTEN/AMY

PHOENIX, AZ 85083

PEORIA, AZ 85383

PEORIA, AZ 85383

GABBARD DALTEN/BENJAMIN AMY

GARRETT ALBERT G/TRACY L

GATES ALLESSA JOANNE/COFFEY KYLE ONIS

PEORIA, AZ 85383

PEORIA, AZ 85383

PEORIA, AZ 85383

GEILER DARCELLE ANN LACY

GHAVAMI BRAD/ARBASY PARASTOO

GOEL VIKAS

PEORIA, AZ 85383

PEORIA, AZ 85383

PEORIA, AZ 85383

GONZALES OSCAR ANTHONY/DESIRAE DANIELLE

GOODBRAKE FAMILY TRUST

GRAHAM NICOLE R

PEORIA, AZ 85383

PEORIA, AZ 85383

PEORIA, AZ 85383

GRAHN JOSHUA/TARA SIOBHAN

H A AND PATSY BURNETT LIVING TRUST

HA JENNIFER/VO ANTHONY

PEORIA, AZ 85383

PEORIA, AZ 85383

PEORIA, AZ 85383

HALL MARSHALL/SUSAN

HALL MICHAEL E

HALLE PROPERTIES L L C

PEORIA, AZ 85383

PEORIA, AZ 85383

SCOTTSDALE, AZ 85255

HALMRAST PAUL W

HANDWERK RICHARD LEE/LILIAS MARY

HANNON CHRISTOPHER/DAVIS ANNETTE

PEORIA, AZ 85383

PEORIA, AZ 85383

PEORIA, AZ 85383

HARNESS ADAM/EFFULA

HARTMAN JARED/ASHLEY

HASSAN AMBER

PEORIA, AZ 85383

PEORIA, AZ 85383

PEORIA, AZ 85383

HASTINGS IAN T/GRACIA STEPHANIE ROSE

HAUSER RODNEY JAMES/TRICIA LEIGH

HAWKS WILLIAM T/DAPHNE MADONNA JANE

PEORIA, AZ 85383

PEORIA, AZ 85383

PEORIA, AZ 85383

HELIOTROPE INVESTMENTS LLC

HENDRYX RANDY J/KIMBERLY D

HERMAN D SCHWEDE AND DARLENE Z SCHWEDE FAMILY REVOCABLE TRUST

DANA POINT, CA 92629

PEORIA, AZ 85383

PEORIA, AZ 85383

HERNANDEZ ANTHONY M/LISA T

PEORIA, AZ 85383

HERRO CHIP R

PEORIA, AZ 85383

HINTZ FAMILY TRUST

PEORIA, AZ 85383

HMRT/CSIM-LAKE PLEASANT LLC

CHICAGO, IL 60603

HOFFMAN MELISSA/JASON

PEORIA, AZ 85383

HOLTORF KYLE/CRYSTAL

PEORIA, AZ 85383

HOME DEPOT U S A INC

ATLANTA, GA 30348

HOME PATH FINANCIAL LIMITED  
PARTNERSHIP

BUTLER, WI 53007

HOOVER LAUREN

PEORIA, AZ 85383

HUDSON DAVID E/SHARRON E

PEORIA, AZ 85383

HUDSON RONALD WAYNE/CARLA DEANN

PEORIA, AZ 85383

HVASC INVESTMENTS LLC

SURPRISE, AZ 85374

HVLP ASLD 2025 LLC CP # 53-123198

SCOTTSDALE, AZ 85260

ICD INC

SALEM, OR 97301

INDIGO-MARICOPA REALTY LLC

NEW YORK, NY 10017

IOVESCU ROLAND G/ELISABETA

PEORIA, AZ 85383

IURAS IOANA MONICA/ALEXANDRU TEOFIL

PEORIA, AZ 85383

JACKD UP REVOCABLE TRUST

PEORIA, AZ 85383

JACOB MICHAEL NESTER 2021  
IRREVOCABLE TRUST

PEORIA, AZ 85383

JACQUELINE J GOODE LIVING TRUST

CUMMING, IA 50061

JAIN VIDIT

PEORIA, AZ 85383

JAMES TARIK AKIL/MELISSA R

PEORIA, AZ 85383

JARONIK DAVID ERIC/AMAYA LUCIA MARIA

PEORIA, AZ 85383

JIB BIT LLC/AZ LKB LLC

SPRINGFIELD, MO 65801

JILL A MEHLHAF REVOCABLE LIVING TRUST

PEORIA, AZ 85383

JOHNSON CHRISTOPHER J/CANDICE L

PEORIA, AZ 85383

JOHNSON JAMIE R/TRACY L

CAVE CREEK, AZ 85331

JOHNSON THOMAS C JR/ALISSA A

PEORIA, AZ 85383

JSPR LLLP

EDMONTON, AB V4R 2R2, CANADA

JUDY A MILLS & LARRY A MILLS REV LIVING  
TRUST

PEORIA, AZ 85383

K AND M HOLDINGS LLC

PEORIA, AZ 85383

KAFORA MATTHEW

PEORIA, AZ 85383

KANNAL CASEY/SARAH

REDMOND, OR 97756

KANYAL ANSHU/RAJENDRA S

PEORIA, AZ 85383

KAPIC ISMIR/TEMPLE WHITNEY A

PEORIA, AZ 85383

KEAR TREVOR D/MELISSA R

PHOENIX, AZ 85020

KELLY COURTNEY ANNE

PEORIA, AZ 85383

KERICH LIVING TRUST

PEORIA, AZ 85383

KHAYYAM SYED SUHEL/HANEEF FARHANA MOHAMED

PEORIA, AZ 85383

KIMBERLY K OBRZUT TRUST

PEORIA, AZ 85383

KLEPPE FAMILY LIVING TRUST

PEORIA, AZ 85383

KLIPPEL MICHAEL/WOODY CANDY

PEORIA, AZ 85383

KNOX ROBERT GEORGE III/MCKINNEY MORGAN TAYLOR

PEORIA, AZ 85383

KOKALY ELIAS/LINA

PEORIA, AZ 85383

KOLAGANI RATNA PRASAD/MAMTHA

PEORIA, AZ 85383

KONDAPALLI NUTHAN KUMAR/HARIKA

PEORIA, AZ 85383

KONGARA VENKAT RAMANA/ENUGANTI ANUPAMA

PEORIA, AZ 85383

KORALLA LAXMAN/KASIREDDY RAMYA

PEORIA, AZ 85383

KRASKA MARK/ANGELA

PEORIA, AZ 85383

KREINBERG STEVEN E/CRAMER DAVID M

PHILADELPHIA, PA 19122

KRUPP JON ROGER/SYLIVIA MARJEAN

RENTON, WA 98058

LA STRADA DEL LAGO HOMEOWNERS ASSOCIATION INC

GLENDALE, AZ 85308

LACHANCE TRES/MEGAN

PEORIA, AZ 85383

LAKE PLEASANT MOB LLC

TEMPE, AZ 85281

LANDA PEORIA LLC

GLENDALE, AZ 85304

LARSON IAN/JILLIAN

PEORIA, AZ 85383

LEE LYDIA SOMANG

PEORIA, AZ 85383

LESTER JALEN R/ESTHER V

PEORIA, AZ 85383

LINDSAY FAMILY TRUST

PEORIA, AZ 85383

LIVINGSTONE JAMES M/JAMIE A

PEORIA, AZ 85383

LONG HEIDI/COREY  
████████████████████  
26002 N 96TH LN  
PEORIA, AZ 85383

LOOMIS DEREK R  
████████████████████  
24750 N 96TH AVE  
PEORIA, AZ 85383

LOPEZ ANTHONY/ANGELA MARIE  
████████████████████  
PEORIA, AZ 85383

LP2 PROPERTIES LLC  
████████████████████  
GLENDALE, AZ 85301

LUCCA TRAVIS J/KELLOGG KAYCIE M  
████████████████████  
PEORIA, AZ 85383

LUCHT AMY MICHELLE  
FREEMAN/MATTHEW MARK  
████████████████████  
PEORIA, AZ 85383

LUCKETT JEFFREY/JOSEPH SHERYL  
████████████████████  
PEORIA, AZ 85383

LUNDSTROM FAMILY TRUST  
████████████████████  
PEORIA, AZ 85383

LYNCH JEREMY/DEANNA M  
████████████████████  
PEORIA, AZ 85383

MACARTHUR KENNETH JACK/JOANNE  
MARGARET  
████████████████████  
PEORIA, AZ 85383

MAD LAND DEVELOPMENT LLC  
████████████████████  
PHOENIX, AZ 85027

MAGDA REVOCABLE TRUST  
████████████████████  
PEORIA, AZ 85383

MAHAN SHANE/JOHANA  
████████████████████  
PEORIA, AZ 85383

MANDADAPU ANANDARAO  
████████████████████  
PEORIA, AZ 85383

MARK AND HEATHER HUMBLES REVOCABLE  
TRUST  
████████████████████  
PEORIA, AZ 85383

MARSH LANDON DAVID/LINDSEY CLARK  
████████████████████  
PEORIA, AZ 85383

MAXWELL FAMILY LIVING TRUST  
████████████████████  
PEORIA, AZ 85383

MCCANN THOMAS JUDE/RUTH E  
████████████████████  
PEORIA, AZ 85383

MCCLURE FAMILY TRUST  
████████████████████  
PEORIA, AZ 85383

MCDERMOTT FAMILY TRUST  
████████████████████  
PEORIA, AZ 85383

MCKEEVER AMY  
████████████████████  
PEORIA, AZ 85383

MCKISSACK DION  
████████████████████  
PEORIA, AZ 85383

MELHEM NINA  
████████████████████  
PEORIA, AZ 85383

METZGER FAMILY TRUST  
████████████████████  
PEORIA, AZ 85383

MICHAEL JOSEPH HINTZE LIVING TRUST  
████████████████████  
PEORIA, AZ 85383

MIRANDA LEONEL E/LINDA S  
████████████████████  
PEORIA, AZ 85383

MKR TRUST  
████████████████████  
PEORIA, AZ 85383

MOHAN GANESH/NATARAJAN MAITHILI  
████████████████████  
PEORIA, AZ 85383

MOHAN TRUST  
████████████████████  
PEORIA, AZ 85383

MOHANRAJ PRITHA FAMILY LIVING TRUST  
████████████████████  
PEORIA, AZ 85383

MONARREZ MARQUITA

[REDACTED]  
PEORIA, AZ 85383

MONROE ERIN J

PEORIA, AZ 85383

MOORE NATHAN T/NICOLE A

PEORIA, AZ 85382

MORANTE MARIANO/TANG DONNA

[REDACTED]  
PEORIA, AZ 85383

MORGAN CHRISTOPHER S/SHELLEY L

PEORIA, AZ 85383

MORGAN JAMES J III

PEORIA, AZ 85383

MORRIS BRADFORD S/GEORGE A

[REDACTED]  
PEORIA, AZ 85383

MOTZ JAMES EDWARD JR/SASSHA  
CHAWNTELLE

[REDACTED]  
PEORIA, AZ 85383

MOYEMONT FAMILY TRUST

[REDACTED]  
PEORIA, AZ 85383

MULHIM ROBERT/EMAMA

[REDACTED]  
PEORIA, AZ 85383

MURUGESAN RAMESH/SEKAR PONSURYA

[REDACTED]  
SURPRISE, AZ 85387

MYERS-WELLING TRUST

[REDACTED]  
PEORIA, AZ 85383

NAPOLITANO MICHAEL/BALDERAS  
CASSANDRA TRIJILLO

[REDACTED]  
PEORIA, AZ 85383

NELSON BERNARD L/VICTORIA

[REDACTED]  
PEORIA, AZ 85383

NELSON FAMILY TRUST

[REDACTED]  
PEORIA, AZ 85383

NEPAL GRINISH/GHIMIRE SHRETA

[REDACTED]  
PEORIA, AZ 85383

NEVAREZ GEORGE/DEBORAH A

[REDACTED]  
PEORIA, AZ 85383

NICE-PACKWOOD TAYLOR

[REDACTED]  
PEORIA, AZ 85383

NINOWSKI JEFFREY S/WIIG RODNEY G

[REDACTED]  
PEORIA, AZ 85383

NORIEGA JOSEPH R

[REDACTED]  
PEORIA, AZ 85383

NORTH POINTE COMMUNITY CHURCH

[REDACTED]  
PEORIA, AZ 85383

NORTH POINTE COMMUNITY CHURCH

[REDACTED]  
PEORIA, AZ 85382

NOVAK CRYSTAL/NICHOLAS

[REDACTED]  
SURPRISE, AZ 85387

OGLESBY DYLAN/ALEXSA

[REDACTED]  
PHOENIX, AZ 85024

OKENWA MICHAEL EMEKA/KING JENNIFER  
ANNE

[REDACTED]  
PEORIA, AZ 85383

OLSON FAMILY TRUST

[REDACTED]  
PEORIA, AZ 85383

ONJOE INVESTMENTS LLC

[REDACTED]  
GLENDALE, AZ 85308

ORAHAM ELENA

[REDACTED]  
PEORIA, AZ 85383

OSR DEVELOPMENT LLC

[REDACTED]  
ANTHEM, AZ 85086

P AND V LLC

[REDACTED]  
PHOENIX, AZ 85014

PALANIRAJ SELVAKUMAR/ALAGARSAMY  
KANAGA DURGA  
[REDACTED]  
PEORIA, AZ 85383

PAMELA MAE RODENKIRK REVOCABLE  
LIVING TRUST  
[REDACTED]  
PEORIA, AZ 85383

PB OVERTON FAMILY TRUST  
[REDACTED]  
PEORIA, AZ 85383

PEORIA CITY OF  
[REDACTED]  
PEORIA, AZ 85345

PEORIA HAPPY VALLEY LLC/AM TACO  
PEORIA LLC  
[REDACTED]  
LOS ANGELES, CA 90010

PEORIA ZCF PHARMACY DST  
[REDACTED]  
COCKEYSVILLE, MD 21030

PEPE GEORGE ANTHONY/EMILY JEAN  
[REDACTED]  
PEORIA, AZ 85383

PETRISOR ADONIS/BERNICE  
[REDACTED]  
PEORIA, AZ 85383

PHIL COOKE DDS LLC  
[REDACTED]  
GLENDALE, AZ 85310

PIONEER HAPPY VALLEY I LLC  
[REDACTED]  
SCOTTSDALE, AZ 85255

PIPER MYLES  
[REDACTED]  
PEORIA, AZ 85383

PITCHER BENJAMIN/STACIA L  
[REDACTED]  
PEORIA, AZ 85383

PLEASANT CROSSING HOLDINGS LLC  
[REDACTED]  
CAVE CREEK, AZ 85331

PLEASANT PARKWAY SEC LLC  
[REDACTED]  
INCLINE VILLAGE, NV 89451

POLSKY FAMILY TRUST  
[REDACTED]  
SAN RAFAEL, CA 94901

PRODAN FAMILY TRUST  
[REDACTED]  
PEORIA, AZ 85383

PUTNAM BRYCE  
[REDACTED]  
PEORIA, AZ 85383

QUERENCIA COMMUNITY ASSOCIATION  
[REDACTED]  
TEMPE, AZ 85282

RACHEL ANNE PASSERI TRUST  
[REDACTED]  
PEORIA, AZ 85383

REBECCA CHEAVES LIVING TRUST  
[REDACTED]  
PEORIA, AZ 85383

REDDY MAHEEDHAR REDDY  
NALLAPPA/TEDDU BHARGAVI  
[REDACTED]  
PEORIA, AZ 85383

REED CHARLES JAY/MARYANN  
[REDACTED]  
PEORIA, AZ 85383

REED JONATHAN/BRITTNEE  
[REDACTED]  
PEORIA, AZ 85383

REID FAMILY TRUST  
[REDACTED]  
PEORIA, AZ 85383

REMPEL NADIA  
[REDACTED]  
PEORIA, AZ 85383

RENDON RAFAEL/BEATRICE  
[REDACTED]  
PEORIA, AZ 85383

RICE BRADLEY D/ALISON M  
[REDACTED]  
PEORIA, AZ 85383

RILEY S BURDICK AND MARY A BURDICK  
LIVING TRUST  
[REDACTED]  
PEORIA, AZ 85383

ROBERT & JERI JACKSON TRUST  
[REDACTED]  
PEORIA, AZ 85383

ROBEY KIRK/JEAN  
[REDACTED]  
PEORIA, AZ 85383

RODDAM FAMILY TRUST

PEORIA, AZ 85383

ROE MATTHEW K/RAMOS ELAINE C

PEORIA, AZ 85383

ROJAS ANTHONY B/MELISSA R

PEORIA, AZ 85383

ROMANS AARON D

PEORIA, AZ 85383

RONCO RICHARD J/PATTI ELLEN

PEORIA, AZ 85383

ROOT RYAN/HAVEMAN HEIDI

PEORIA, AZ 85383

ROSENHAGEN DICK J/BRANDI M

PEORIA, AZ 85383

ROTONDO MICHAEL/GRACE

PEORIA, AZ 85383

RSBC 2317 TRUST

PEORIA, AZ 85383

RTK REVOCABLE LIVING TRUST

PEORIA, AZ 85383

RUSSELL J MOORE AND LUCI K MOORE  
TRUST

PEORIA, AZ 85383

RYAN J COMBS FAMILY TRUST

PEORIA, AZ 85383

RYAN J COMBS IRREVOCABLE TRUST

PHOENIX, AZ 85014

RYAN JESSICA

PEORIA, AZ 85383

S&A HOLDINGS LLC

PEORIA, AZ 85383

SALISBURY FAMILY TRUST

PEORIA, AZ 85383

SAM MANAGEMENT COMPANY LLC

PEORIA, AZ 85383

SANCHEZ ARIANA

PEORIA, AZ 85383

SANDER BRANDON/MAYURI

PEORIA, AZ 85383

SANDHU BIKRAMJIT SINGH

PEORIA, AZ 85383

SANTILLI KAREN/JAMES III

PEORIA, AZ 85383

SC FAMILY TRUST

PEORIA, AZ 85383

SCARPA FRANK/MEGAN

PEORIA, AZ 85383

SCHABEN SALLY J

PEORIA, AZ 85383

SCHNABEL FAMILY TRUST

PEORIA, AZ 85383

SEAN D BERGLUND TRUST

PEORIA, AZ 85383

SEARS JENNIFER MARIE/JUSTIN RODGER

PEORIA, AZ 85383

SERRATO KRISTIN/ESTEBAN

PEORIA, AZ 85383

SETH MICHAEL E

PHOENIX, AZ 85008

SHAMON MAAN/ANDIRAOS ALINA D

PEORIA, AZ 85383

SHARMA VIPIN KUMAR/DEEPIKA

PEORIA, AZ 85383

SHEFFEY LIVING TRUST

PEORIA, AZ 85383

SHEFFEY LIVING TRUST

PEORIA, AZ 85383

SHIRK BRENT/GARRETT STEPHANIE L

PEORIA, AZ 85383

SILVA-SHIELDS LIVING TRUST

PEORIA, AZ 85383

SMITH AND DEEMER REVOCABLE TRUST

PEORIA, AZ 85383

SMITH LINDSAY RANAE/PAUL MATTHEW

PEORIA, AZ 85383

SMITH MICHAEL A

PEORIA, AZ 85383

SMITH RONALD D/SHARON A

PEORIA, AZ 85383

SMITHS FOOD AND DRUG CENTERS INC

TOLLESON, AZ 85353

SOMASUNDARAM  
ARAVINDAN/RAMALINGAM D

PEORIA, AZ 85383

SREERAJ PUJARI TRUST

PEORIA, AZ 85383

STALLONE MICHAEL/SABRINA

PEORIA, AZ 85383

STARKS JOSEPH A/BRADAC REBECCA K

PEORIA, AZ 85383

STARNS MELANIE K/DAVID O

PEORIA, AZ 85383

STEPHEN M GOYER AND KATHRYN J GOYER  
LIVING REVOCABLE TRUST

PEORIA, AZ 85383

STEPHENS CREW FAMILY TRUST

PEORIA, AZ 85383

STEVENS SHAYNE

PEORIA, AZ 85383

STORE MASTER FUNDING II LLC

SCOTTSDALE, AZ 85251

SUMMERS ROBERT J/CARIE A

PEORIA, AZ 85383

SUSAN J GONDA FAMILY TR/DOMINIC J  
GRANO TR

PEORIA, AZ 85383

SWEET D HOMES INC

PEORIA, AZ 85383

SWEET D HOMES INC

PEORIA, AZ 85383

T DOMBROWSKI LIVING TRUST

PEORIA, AZ 85383

TANVED REVOCABLE TRUST

PEORIA, AZ 85383

THANGAMANI BALAN  
SATHYAMANGALAM/PALANISAMY PRIYA

PHOENIX, AZ 85037

THEEKANA MOHAN  
CHAITHANYA/SUBRAMANYAM RADHA P

PEORIA, AZ 85383

THOMAS DARLENE W

PEORIA, AZ 85383

THOMAS E AND MARY E STEWART LIVING  
TRUST

PEORIA, AZ 85383

THRASH TERRA

PEORIA, AZ 85383



WILLIAM V FREEMAN & MINDY S FREEMAN  
JOINT REVOC TR  
[REDACTED]  
PEORIA, AZ 85383

WILSON DUSTIN/ANGEL  
[REDACTED]  
PEORIA, AZ 85383

WIRTHS MICHAEL/GLORIA  
[REDACTED]  
PEORIA, AZ 85383

WONG LISETTA YIN CHI  
[REDACTED]  
PEORIA, AZ 85383

WOODS TIMOTHY  
[REDACTED]  
PEORIA, AZ 85383

WOODY RITA R/VOGLER PAUL  
[REDACTED]  
PEORIA, AZ 85383

WRIGHT DAVID R  
[REDACTED]  
PEORIA, AZ 85383

WRIGHT LESLIE  
[REDACTED]  
PEORIA, AZ 85383

WU PIN I/CHU CHEN HAO  
[REDACTED]  
PEORIA, AZ 85383

YIP WANDA  
[REDACTED]  
PEORIA, AZ 85383

YOURKO DUANE/MICHELE  
[REDACTED]  
PEORIA, AZ 85383

ZAHARIA LIVING TRUST  
[REDACTED]  
PEORIA, AZ 85383

ZAMORA DEANNA L  
[REDACTED]  
PEORIA, AZ 85383

ZAYAS THOMAS M/KATHLEEN A  
[REDACTED]  
PEORIA, AZ 85383

ZBURLEA LUCIAN/LIDIA  
[REDACTED]  
DESTIN, FL 32541

ZEN TRUST  
[REDACTED]  
PEORIA, AZ 85383

ZHIYING CHENG LIVING TRUST  
[REDACTED]  
SAN MARINO, CA 91108

ZIA BENJAMEN/MAYSOON  
[REDACTED]  
PEORIA, AZ 85383

ZISMANN LINDSAY M/DOUGLAS ROBERT  
[REDACTED]  
PEORIA, AZ 85383

NATE & NICOLE MOORE

PEORIA, AZ 85383

THOMAS STEWART

PEORIA, AZ 85383

JACOB MAGDA

PEORIA, AZ 85383

GEORGETT MAGDA

PEORIA, AZ 85383

TIM & DIANA LINDSAY

PEORIA, AZ 85383

ROB & JANENE FRANKLIN

PEORIA, AZ 85383

RHONDA WARREN

PEORIA, AZ 85383

LINDA & CRAIG GOODBRAKE

PEORIA, AZ 85383

ANGELA & MARK KRASKA

PEORIA, AZ 85383

JENNIFER & ZACHARY NIEMEYER

PEORIA, AZ 85383

JOSH DUFFY

PEORIA, AZ 85383

AMY DUFFY

PEORIA, AZ 85383

SHANE DUFFY

PEORIA, AZ 85383

SASSHA & JAMES MOTZ

PEORIA, AZ 85383

JAMES & JIM LIVINGSTONE

PEORIA, AZ 85383

BILL & MINDY FREEMAN

PEORIA, AZ 85383

PERRY BARTHOLOMEW

PEORIA, AZ 85383

REBECCA CHEAVES

PEORIA, AZ 85383

DAVID JOHNSON

PEORIA, AZ 85383

CARY JUVE

PEORIA, AZ 85383

KATHIE KOPPE

PEORIA, AZ 85383

REX BENSON

PEORIA, AZ 85383

JILL JEZORSKI

PEORIA, AZ 85383

MATT JEZORSKI

PEORIA, AZ 85383

JOHN & LESLIE BAIRD

PEORIA, AZ 85383

KYLE & CRYSTAL HOLTORF

PEORIA, AZ 85383

TODD SMITH

PEORIA, AZ 85383

BETH DEEMER

PEORIA, AZ 85383

IAN LARSON

PEORIA, AZ 85383

DAN & KAROL MARTIN

PEORIA, AZ 85383

**BOB & MARIE MYERS**

**DONNA SHEFFEY**

**MARIA BENSON**

PEORIA, AZ 85383

PEORIA, AZ 85383

PEORIA, AZ 85383

**LINDSAY SPRIGGS**

**CODY GLEASON**

**ELIAS VALENCIA**

PEORIA, AZ 85383

PEORIA, AZ 85345

**ELIAS.VALENCIA@PEORIAAZ.COM**

**KIRK BAUMGARTNER**

**MATT BULLOCK**

**AUGUSTAS GERLETTI**

**MATT.BULLOCK@PEORIAAZ.COM**

**AUGUSTUS.GERLETTI@PEORIAAZ.COM**

La Strada Del Lago Homeowners  
Association, Inc.

[Redacted]  
Glendale, AZ 85308

Florenza HOA

[Redacted]  
Phoenix, AZ 85040

Vista Montana Community Assn.  
(Ventana Picachos)

[Redacted]  
Glendale, AZ 85308

Melton Ranch

[Redacted]  
Glendale, AZ 85308

Tierra Del Rio-South  
Community Association

[Redacted]  
Tempe, AZ 85282

Westwing Mountain HOA

[Redacted]  
Phoenix, AZ 85040

Cibola Vista Community Association

[Redacted]  
Phoenix, AZ 85040

Querencia

[Redacted]  
Tempe, AZ 85282

Stonebridge Ranch  
Homeowners Association

[Redacted]  
Tempe, AZ 85282

Pleasant Valley HOA

[Redacted]  
Tempe, AZ 85282

Tierra Del Rio-North

[Redacted]  
Glendale, AZ 85308

Cantilena

[Redacted]  
Tempe, AZ 85282



# PLANNING AND ZONING AFFIDAVIT OF NOTIFICATION

Date 10/13/25 Case Number : GPA25-05 & Z25-10

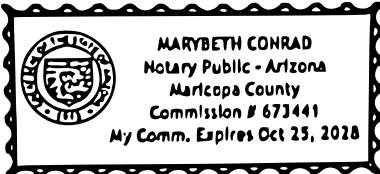
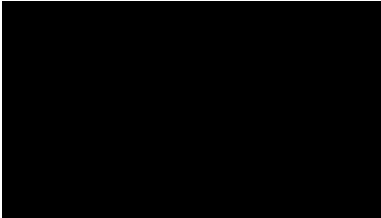
Location of Property

NWC Happy Valley rd & 95th Ave

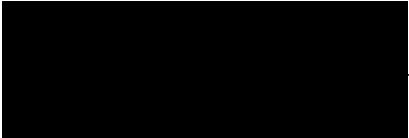
Sign Company Name Dynamite Signs, Inc.

I, Meghan Liggett certify that the site has been posted on 10/13/25 as indicated by the project manager for the case listed above.

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



The foregoing instrument was acknowledged before me on 10/13/25



10-25-28

My Commission Expires

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

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

# City of Peoria Public Notice

**Request 1:** General Plan Amendment from Mixed Use Neighborhood Village to Traditional Residential

**Request 2:** Rezone from Suburban Ranch (SR-43) to Planned Area Development (PAD) District

**Project Location:** Northwest corner of Happy Valley Road and 95th Avenue

**Project Size:** +/- 52 acres

**Proposed Use:** The request would allow a single-family residential subdivision.

**Applicant Contact:**

Name: Withey Morris Baugh, PLC – Adam Baugh  
Phone: 602-230-0600  
Email: adam@wmbattorneys.com

**City Contact:**

Planning and Community Development  
623-773-5044  
[www.peoriaaz.gov/planning](http://www.peoriaaz.gov/planning)  
[planning@peoriaaz.gov](mailto:planning@peoriaaz.gov)



**Neighborhood Meeting(s):**

When: October 29, 2025 at 6:00pm  
Where: Sunset Heights Elementary School, Cafeteria -  
9687 W Adam Ave, Peoria, AZ 85382

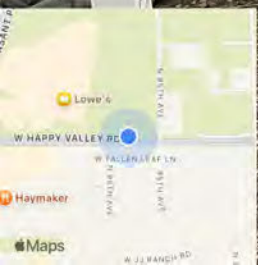
**Planning and Zoning Commission Hearing:**

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

**City Council Hearing:**

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

**Case No(s):** GPA25-05 & Z25-10



October 13, 2025 at 11:31 AM  
+33 710882 -112 265176  
9700-9768 W Happy Valley Rd  
Peoria AZ 85383

Exhibit 7

# City of Peoria Public Notice



**Request 1:** General Plan Amendment from Mixed Use Neighborhood Village to Traditional Residential

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Phone: 602-230-0600  
Email: adam@wmbattorneys.com

**City Contact:**

Planning and Community Development  
623-773-5044  
[www.peoriaaz.gov/planning](http://www.peoriaaz.gov/planning)  
[planning@peoriaaz.gov](mailto:planning@peoriaaz.gov)

**Neighborhood Meeting(s):**

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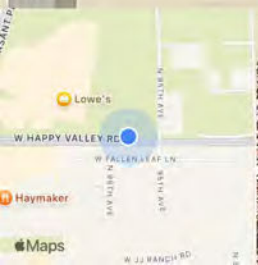
**Planning and Zoning Commission Hearing:**

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

**City Council Hearing:**

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

**Case No(s):** GPA25-05 & Z25-10



October 13, 2025 at 11:31 AM  
+33 710882 - 112 265176  
9700-9768 W Happy Valley Rd  
Peoria AZ 85383

Exhibit 7

# City of Peoria Public Notice

**Request 1:** General Plan Amendment from Mixed Use Neighborhood Village to Traditional Residential

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Phone: 602-230-0600  
Email: adam@wmbattorneys.com

**City Contact:**

Planning and Community Development  
623-773-5044  
[www.peoriaaz.gov/planning](http://www.peoriaaz.gov/planning)  
[planning@peoriaaz.gov](mailto:planning@peoriaaz.gov)



**Neighborhood Meeting(s):**

When: October 29, 2025 at 6:00pm  
Where: Sunset Heights Elementary School, Cafeteria -  
9687 W Adam Ave, Peoria, AZ 85382

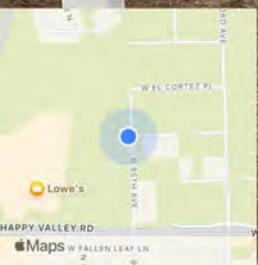
**Planning and Zoning Commission Hearing:**

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

**City Council Hearing:**

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

**Case No(s):** GPA25-05 & Z25-10



October 13, 2025 at 11:25 AM  
+33.714315,-112.263940  
25128-25198 N 95th Ave  
Peoria AZ 85383

Exhibit 7

# City of Peoria Public Notice

**Request 1:** General Plan Amendment from Mixed Use Neighborhood Village to Traditional Residential

**Request 2:** Rezone from Suburban Ranch (SR-43) to Planned Area Development (PAD) District

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**Applicant Contact:**

Name: Withey Morris Baugh, PLC – Adam Baugh  
Phone: 602-230-0600  
Email: adam@wmbattorneys.com

**City Contact:**

Planning and Community Development  
623-773-5044  
[www.peoriaaz.gov/planning](http://www.peoriaaz.gov/planning)  
[planning@peoriaaz.gov](mailto:planning@peoriaaz.gov)



**Neighborhood Meeting(s):**

When: October 29, 2025 at 6:00pm  
Where: Sunset Heights Elementary School, Cafeteria -  
9687 W Adam Ave, Peoria, AZ 85382

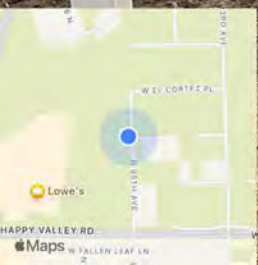
**Planning and Zoning Commission Hearing:**

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

**City Council Hearing:**

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

**Case No(s):** GPA25-05 & Z25-10



October 13, 2025 at 11:25 AM  
+33.714410,-112.263952  
25200-25536 N 95th Ave  
Peoria AZ 85383

Exhibit 7

gushing on  
2000 - 4200 FT  
SD FT

# SIGN-IN

K. HOVNANIAN HOMES

NORTHWEST CORNER OF HAPPY VALLEY ROAD AND 95TH AVENUE, PEORIA, AZ

NEIGHBORHOOD OPEN HOUSE MEETING

OCTOBER 29<sup>TH</sup>, 2025 - 6:00 PM - SUNSET HEIGHTS ELEMENTARY SCHOOL - CAFETERIA - 9687 W ADAM AVE, PEORIA, AZ 85382. (1)

<i>NAME (Please Print)</i>			
1. Tedal Smith			
2. Ben Deemer			
3. Mindy Freeman			
4. Stevy Devine			
5. Yvonne Dew			
6. Matt Black			
7. Amy Duffey			
8.			
9.			
10.			

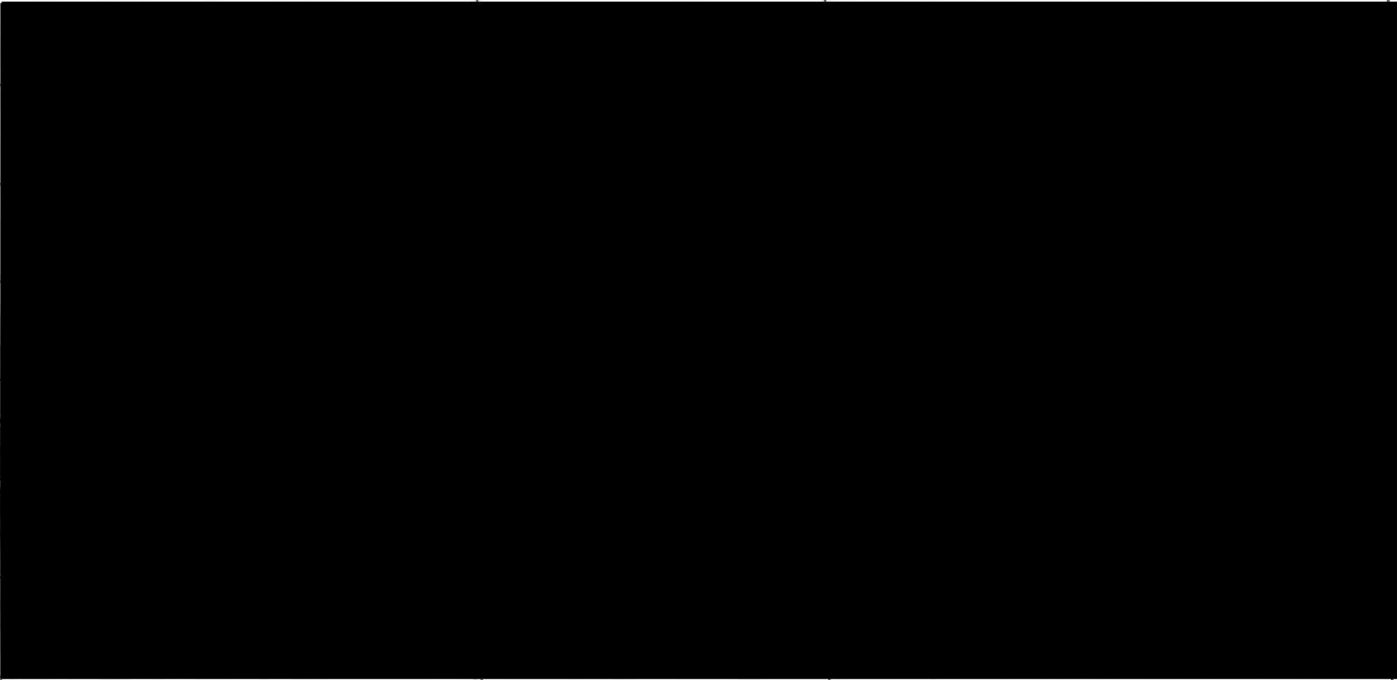
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OCTOBER 29<sup>TH</sup>, 2025 – 6:00 PM – SUNSET HEIGHTS ELEMENTARY SCHOOL – CAFETERIA - 9687 W ADAM AVE, PEORIA, AZ 85382. (1)

<i>NAME (Please Print)</i>	<i>ADDRESS</i>	<i>PHONE NO.</i>	<i>E-MAIL ADDRESS</i>
61. TRACY KOPD			
62. MARIE Welling			
63. Bob Myers			
64. Bill FREEMAN			
65. Zack Niemeyer			
66. Jen Niemeyer			
67.			
68.			
69.			
70.			

# SIGN-IN

K. HOVNIANIAN HOMES

NORTHWEST CORNER OF HAPPY VALLEY ROAD AND 95TH AVENUE, PEORIA, AZ

NEIGHBORHOOD OPEN HOUSE MEETING

OCTOBER 29<sup>TH</sup>, 2025 – 6:00 PM – SUNSET HEIGHTS ELEMENTARY SCHOOL – CAFETERIA - 9687 W ADAM AVE, PEORIA, AZ 85382. (2)

<i>NAME (Please Print)</i>	<i>ADDRESS</i>	<i>PHONE NO.</i>	<i>E-MAIL ADDRESS</i>
61. Will & Matt Jeziorak	[REDACTED]	[REDACTED]	[REDACTED]
62. Linda Goodbrake			
63. Craig Goodbrake			
64.			
65.			
66.			
67.			
68.			
69.			
70.			

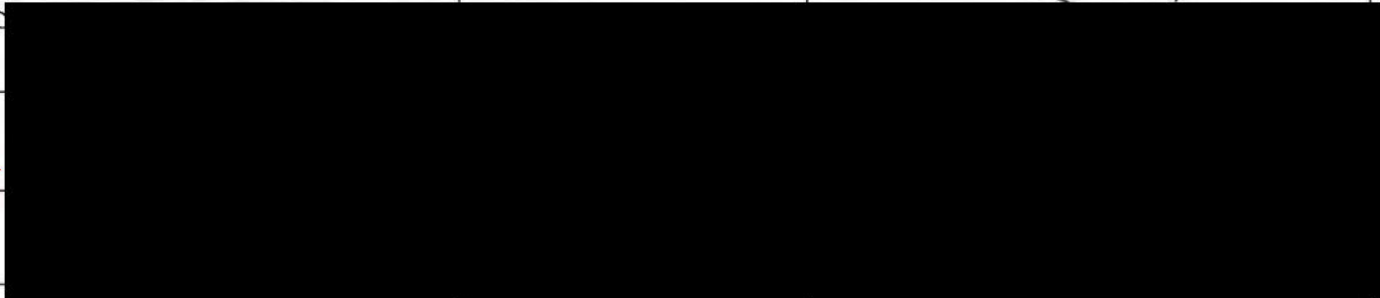
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OCTOBER 29<sup>TH</sup>, 2025 – 6:00 PM – SUNSET HEIGHTS ELEMENTARY SCHOOL – CAFETERIA - 9687 W ADAM AVE, PEORIA, AZ 85382. (1)

<i>NAME (Please Print)</i>	<i>ADDRESS</i>	<i>PHONE NO.</i>	<i>E-MAIL ADDRESS</i>
91. Tim & Kara Lindsay			
92. ELIAS VALENZUELA			
93.			
94.			
95.			
96.			
97.			
98.			
99.			
100.			