

From: [REDACTED]
To: [Elias Valencia](#)
Subject: GPA25-05, Z25-10
Date: Tuesday, June 17, 2025 2:29:13 PM

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Strongly oppose these proposed changes Keep Rural Residential zoning
We don't need more high density housing and more traffic
Why are you so called planners intent on degrading our quality of life in Peoria
Traffic already backs up into the LPP intersection from the new traffic light at Lowe's
Best solution would be to nail the door shut at the "Planning" dept

From: [REDACTED]
To: [Elias Valencia](#)
Subject: New project construction on 95th and Happy Valley Rd - Peoria
Date: Thursday, June 19, 2025 5:14:35 AM

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Good morning,

I am a homeowner on Saddlehorn Road off of 95th Ave, and Happy Valley Rd.

I am a concerned homeowner because that preserve area that is behind Fry's and Lowes is now apparently going to be developed into homes and other retail.

Is there anything that we can do to stop this construction from happening or limit it in some way? My entire block supports me on this email.

I truly appreciate your time and input thank you.

Rebecca

Thank you,
Rebecca A. Cheaves
[REDACTED]

From: [REDACTED]
To: [Elias Valencia](#)
Subject: Travesio Project
Date: Friday, December 5, 2025 5:49:47 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

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Hello,

I am the community manager for Cibola Vista HOA, can you please add me to the email list for updates on the project?

*****City Property Management will be closed Wednesday, December 24 through Friday, December 26 in celebration of Christmas, and again on Tuesday, December 31 and Wednesday, January 1 in celebration of New Year's Day.***

Wishing you a merry holiday season filled with joy!

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

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

Sincerely,

Betsy Baca, CAAM
Community Manager
City Property Management Company



What do you visualize when you think of Arizona? Beyond any doubt it will be our beautiful desert landscape.



But the reality is, due to the non-stop influx of building, this is what it is rapidly becoming everywhere:



Future generations will not even know what the Arizona desert landscape looks like without having to look it up in a history book.

Re: Opposition to cases GPA-25-05 & Z25-10, rezoning of the Northwest corner of Happy Valley and 95th Ave. Travesio

December 11, 2025

Elias Valencia,

I am writing to express my, and my families, strong opposition to the proposed housing development in our neighborhood. This project will have a detrimental impact on our community and quality of life.

First and foremost, the proposed development is simply too dense for our area. We are zoned SR-43 (Rural Residential with one dwelling per acre). Everyone in this neighborhood chose to buy/build their homes here due to the lack of through traffic, rural area, and dark skies. The increase in population density will only lead to increased traffic congestion, noise and light pollution and put a strain on our public services. The traffic along Happy Valley is already at maximum congestion for the area, this development will only worsen the situation. According to a recent study published in the August 2025 issue of the Peoria Independent, "Lake Pleasant Parkway and Happy Valley Road had the third most accidents" in the entire city of Peoria (Haldiman, 2025, p.17). Pedestrians and bicyclists will be detrimentally impacted not to mention increased traffic creates dangerous roads, especially for the many neighborhood children and elderly who utilize 95th Ave. daily.

This development will also result in the loss of our neighborhoods recreation area. All the resident of our neighborhood, including Querecia to the north and Tierra del Sol to the south, utilize that open space. Many people take walks through the desert, enjoy our beautiful sunsets atop the hill, ride bikes, walk their pets and very often ride horses along the wash and the many trails. This will also cut off our walkability access to the many shopping centers and restaurants located just to the west as many residents typically walk the path across in lieu of driving. The proposed development was stated that it will be gated and fully walled around preventing anyone from walking through, negating our walkability. Below is an excerpt taken verbatim from the City of Peoria website in regards to preserving open spaces:

"Benefits of the initiative

- **Quality of life:** Aims to provide more access to parks and open spaces for residents.
- **Economic development:** The abundance of open space is viewed as a draw for companies looking to relocate to Peoria.
- **Tourism:** Preserving the area's natural and historic assets can benefit tourism.
- **Brand building:** The initiative is intended to further enhance the city's brand as a high-quality-of-life community

Our inventory includes many traditional parks, and with the mountainous terrain in our growth area we are laying out a plan to **maintain and preserve large land areas in their natural state for recreational, wildlife and panoramic purposes.** This plan calls for the creation of a Mountains, Open Space, and River Ecosystems (M.O.R.E.) Division that will be part of the Parks & Recreation Department. The M.O.R.E. Division will maintain the city's existing

mountain parks, open space preserves and river corridors and prepare for future acreage as the city grows.”

In conclusion, I strongly urge you to disapprove the proposed rezoning and keep the area SR-43, or re-zone to (DLCO) (NOS). I believe that this project is simply not the right fit for our neighborhood. I know that my opinions on this matter are also shared by my many neighbors and others local to the area who are not able to attend this meeting or write letters or emails.

Thank you for your continued service and support of our communities.

Regards,

The Duffy Family


Peoria, AZ 85383

From: [REDACTED]
To: [Elias Valencia](#)
Cc: [Matt Bullock](#)
Subject: Re: Project Travesio - Rezoning Request (Z25-10) Minor General Plan Amendment (GPA25-05)
Date: Saturday, January 3, 2026 6:10:22 PM

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I am sorry, I did send this and meant to include my name. It is Linda Goodbrake and I live in the subdivision just north of Fry's called Querencia.

On Jan 3, 2026, at 4:08 PM, lgoodbrake <[REDACTED]> wrote:

To the Esteemed Leaders of the City of Peoria:

I write as a citizen of Northern Peoria to formally express my strong opposition to the proposed rezoning of the land situated between 95th Avenue and the Fry's supermarket, specifically in relation to the Travesio project. The plan to construct 139 additional homes, thereby introducing hundreds of new residents and vehicles, poses significant risks to the well-being and sustainability of our community. I am deeply concerned about the increased burden this development would place on our water resources, utilities, traffic infrastructure, and educational institutions. The preservation of open spaces and local wildlife is of paramount importance to my community and respectfully request that the original zoning for 50 homes be upheld. Any expansion beyond this limit, or the introduction of commercial development in close proximity to our residences, is unacceptable.

When my husband and I chose to make Peoria our home nine years ago, assurances were given that the natural wash would remain undisturbed. We urge you to honor this commitment. The indiscriminate development of every available open space for financial gain does not constitute responsible urban planning, nor does it reflect the genuine interests of Peoria's residents. Our community has consistently voiced its opposition to increased traffic, utility strain, elevated crime rates, and excessive noise. We ask that you give due consideration to these concerns.

It is increasingly apparent that the perspectives of local residents are being overshadowed by economic interests. While development may be inevitable, it need not require rezoning, and the financial benefits to the city do not justify the adverse impacts on our community. Furthermore, the studies conducted regarding traffic, schools, and

environmental effects appear limited in scope and accuracy. Most troubling is the perceived lack of engagement with the legitimate concerns of your constituents. We respectfully request that you refrain from employing tactics intended to pressure residents into acquiescence.

This matter transcends financial considerations; it is fundamentally about safeguarding the character and future of our community. We urge you to reject the rezoning proposal and to act in accordance with the wishes of those you have been elected to represent.

From: [REDACTED]
To: [Elias Valencia](#)
Subject: Support for Travesio Project
Date: Wednesday, January 7, 2026 2:06:02 PM

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To the City of Peoria,

Please accept this letter as my formal support for the Travesio residential subdivision. I believe it is a win for the city, the neighbors, and our local economy. I look forward to seeing this project come to life.

Thank You
Glen Husband

From: [REDACTED]
To: [Elias Valencia](#)
Subject: Positive impact of Travesio Subdivision
Date: Wednesday, January 7, 2026 5:54:45 PM

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Dear Mayor and Council,
Well-planned devotement like Travesio historically increase surrounding property values. I support this project because its professional design and the high caliber of home construction proposed, which benefits all of North Peoria.

Thank you,
Stacey Beaty

From: [REDACTED]
To: [Elias Valencia](#)
Subject: Positive Impact of Travesio Subdivision
Date: Wednesday, January 7, 2026 7:18:46 PM

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Dear Mayor and Council,

Well-planned developments like Travesio historically increase surrounding property values. I support this project because of its professional design and the high caliber of home construction proposed, which benefits all of North Peoria.

Virginia Kidd
Peoria, Az 85383

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From: [REDACTED]
To: [Elias Valencia](#)
Subject: Support for Rezoning Application- Travesio Residential Subdivision
Date: Thursday, January 8, 2026 8:53:43 AM

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Dear Peoria City Council,

I am writing to formally express my support for the proposed rezoning of the Travesio subdivision. As Peoria continues to grow, it is vital that we approve projects that provide high-quality housing while remaining compatible with the surrounding neighborhood character. The Travesio plan demonstrates a thoughtful approach to land use. By rezoning this parcel, the city allows for a more cohesive residential layout that includes better-integrated green spaces and improved infrastructure. This development is not just about adding rooftops; it's about creating a premier community that will attract families and professionals who contribute to our local economy.

I believe Travesio aligns with the City's General Plan for smart, sustainable growth. I respectfully urge the Council to vote in favor of this rezoning request.

Sincerely,
Tyler Klun

[REDACTED] Peoria, AZ 85383

From: [REDACTED]
To: [Elias Valencia](#)
Subject: Travesio is Right for Peoria's Future
Date: Thursday, January 8, 2026 3:29:09 PM

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To the City Council,

Peoria is at a crossroads, and we must choose smart, sustainable growth. The Travesio residential subdivision represents the type of high-end residential development that defines Peoria as a premier destination in the Valley. I urge you to vote in favor.

A Fulmer

From: [REDACTED]
To: [Elias Valencia](#)
Subject: Support for Rezoning Application – Travesio Subdivision
Date: Tuesday, January 13, 2026 1:19:46 PM

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Dear Peoria City Council,

As a resident of Peoria, I am writing to formally express my support for the rezoning of the Travesio residential subdivision. I believe this project is a necessary step in addressing the critical housing shortage currently facing our city and the state of Arizona.

Recent data shows that Arizona needs approximately 140,000 more homes to meet current demand. In Peoria, we have seen home prices and rents rise significantly over the last few years, making it increasingly difficult for families and essential workers to find quality places to live.

By rezoning the Travesio site from Suburban Ranch (which limits land use to 1-acre lots) to a more modern residential designation, the city is taking a proactive step toward increasing our housing inventory.

We cannot solve our housing crisis with outdated zoning. We need well-planned communities like Travesio that respect the character of North Peoria while welcoming new neighbors. I respectfully urge the Council to approve this rezoning request.

Sincerely,
Whitney Quijada

[REDACTED]

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