

Exhibit 2
DRAFT RESOLUTION

Resolution 2026-13

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA AMENDING THE LAND USE MAP OF THE PEORIA GENERAL PLAN FROM MIXED USE NEIGHBORHOOD VILLAGE (12 – 20 DU/AC) TO TRADITIONAL RESIDENTIAL (2 – 5 DU/AC) FOR APPROXIMATELY 8.9 ACRES IN THE CITY OF PEORIA, ARIZONA; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

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

WHEREAS, the Peoria Planning and Zoning Commission, after due and proper notice as required by law, held a public hearing regarding Case GPA25-05, on January 8, 2026; and

WHEREAS, due and notice of such Public Hearing was given in the time, form, substance and manner provided by law including publication of such notice in the Peoria Times Newspaper on December 11, 2025; and

WHEREAS, in accordance with Arizona Revised Statute 9-462.01.E, the City of Peoria finds that the subject ordinance would not have a direct impact on the cost to construct housing for sale or rent within the City of Peoria.

WHEREAS, after such public hearing and consideration of Case GPA25-05, the Peoria Planning and Zoning Commission recommended approval of Case GPA25-05, a copy of which recommendation is on file with the City Clerk of the City of Peoria, Arizona, and which said Case GPA25-05 was transmitted to the Mayor and City Council of the City of Peoria prior to the meeting of January 27, 2026; and

WHEREAS, after due and proper consideration of Case GPA25-05, the Mayor and City Council of the City of Peoria, Arizona have found that Case GPA25-05 will properly aid in the orderly growth and development of the City of Peoria, Arizona.

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

SECTION 1. Amendment to the Peoria General Plan

The City Council of the City of Peoria, Arizona, does hereby accept and adopt amendment number GPA25-05, amending the Land Use Map of the Peoria General Plan, for the area described in Exhibits A and B.

SECTION 2. Severability

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

SECTION 3. Effective Date

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

PASSED AND ADOPTED by the Mayor and Council of the City of Peoria,
Maricopa County, Arizona this 27th day of January 2026.

Jason Beck, Mayor

Date signed

ATTEST:

Agnes Goodwine, City Clerk

APPROVED AS TO FORM:

Emily Jurmu, City Attorney

Published in: Peoria Times
Publication Date:
Effective Date:

Exhibit A

LEGAL DESCRIPTION FOR TRAVESIO GENERAL PLAN AMENDMENT

That part of the Southwest Quarter of Section 4, Township 4 North, Range 1 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the City of Peoria Aluminum Cap flush marking the Center of said Section 4, from which the Brass Cap flush Stamped "S5 S4 2016 43994" marking the West Quarter Corner of said Section 4 bears South 89°33'42" West, a distance of 2677.33 feet;

Thence South 89°33'42" West, along the North line of said Southwest Quarter, a distance of 696.11 feet;

Thence South 00°26'18" East, departing said North line, a distance of 440.15 feet to the Point of Beginning;

Thence South 08°04'56" West, a distance of 508.99 feet;
Thence North 81°39'33" West, a distance of 288.54 feet;
Thence South 76°36'15" West, a distance of 253.76 feet;
Thence South 50°30'40" West, a distance of 250.62 feet;
Thence South 66°41'53" West, a distance of 253.92 feet;
Thence North 87°43'53" West, a distance of 122.26 feet;
Thence North 69°28'53" West, a distance of 210.96 feet;
Thence North 25°12'17" East, a distance of 87.34 feet;
Thence South 72°55'31" East, a distance of 80.00 feet;
Thence North 17°04'29" East, a distance of 73.10 feet;
Thence South 56°51'48" East, a distance of 61.19 feet;
Thence South 84°19'44" East, a distance of 114.30 feet;
Thence North 65°37'19" East, a distance of 92.68 feet;
Thence North 47°58'14" East, a distance of 156.19 feet;
Thence North 47°23'15" East, a distance of 78.56 feet;
Thence North 34°29'48" East, a distance of 46.49 feet;
Thence North 32°21'16" East, a distance of 47.12 feet;
Thence North 48°27'55" East, a distance of 68.25 feet;
Thence North 43°27'34" East, a distance of 135.29 feet;
Thence North 43°57'09" East, a distance of 72.67 feet;
Thence North 49°19'21" East, a distance of 78.23 feet;
Thence North 64°11'10" East, a distance of 79.49 feet;
Thence North 70°33'49" East, a distance of 78.16 feet;
Thence North 74°37'05" East, a distance of 77.19 feet;
Thence North 81°54'13" East, a distance of 79.52 feet;
Thence North 87°15'15" East, a distance of 42.20 feet;

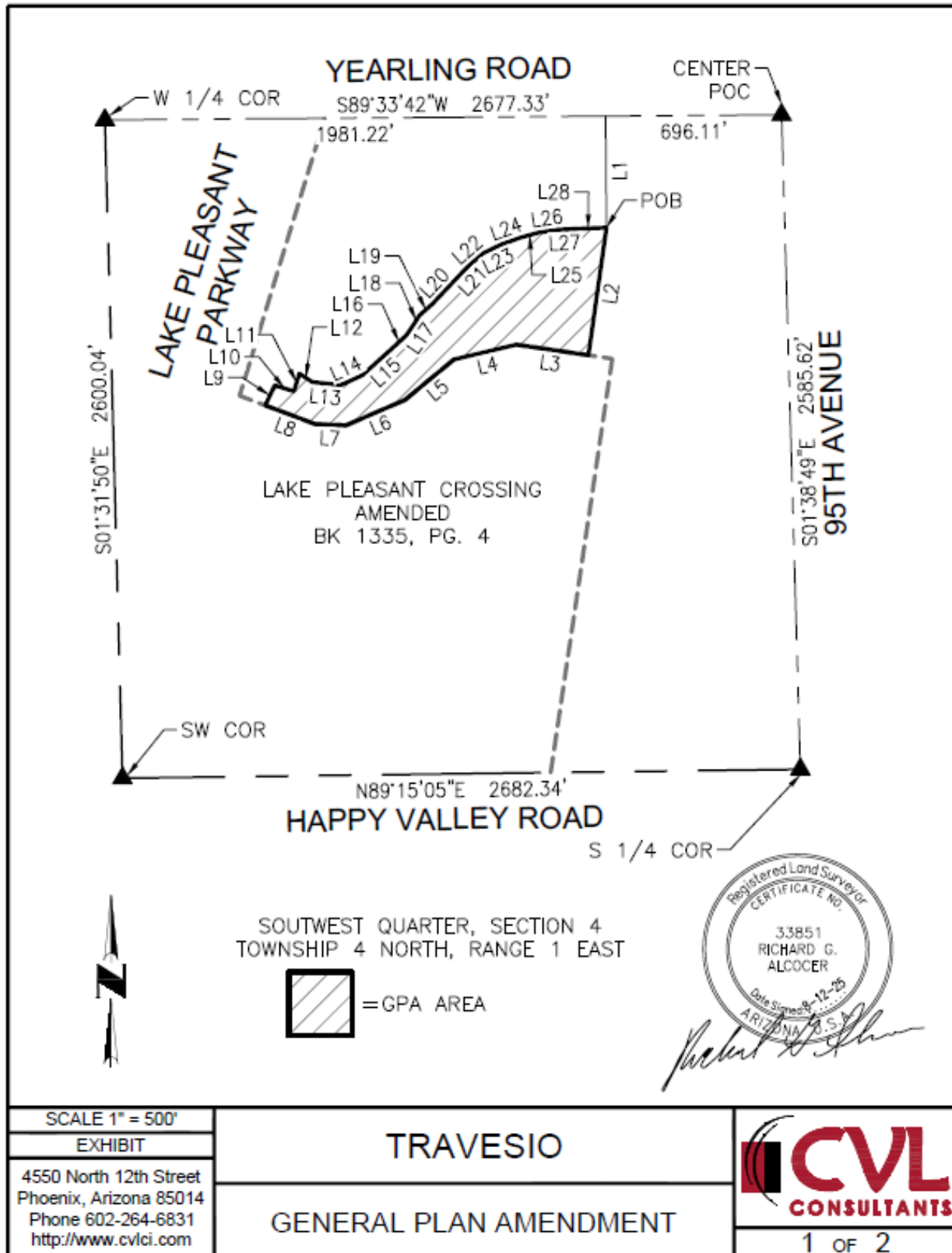
Thence North 87°38'11" East, a distance of 145.99 feet to the Point of Beginning.

Containing 389,284 Square Feet or 8.937 Acres, more or less.

Section corners described in this legal description are depicted on an ALTA/ACSM Land Title Survey of Arizona State Land Lake Pleasant Parkway & Happy Valley Road prepared by Hess-Rountree, Inc, Job No. 2207-01, dated 10-16-2024, by John W. Marshall, R.L.S. 53151. No field work was performed on this project by Coe & Van Loo Consultants as a basis for the preparation of this legal description.



Exhibit B Parcel Map



BOUNDARY LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°26'18"E	440.15'
L2	S08°04'56"W	508.99'
L3	N81°39'33"W	288.54'
L4	S76°36'15"W	253.76'
L5	S50°30'40"W	250.62'
L6	S66°41'53"W	253.92'
L7	N87°43'53"W	122.26'
L8	N69°28'53"W	210.96'
L9	N25°12'17"E	87.34'
L10	S72°55'31"E	80.00'
L11	N17°04'29"E	73.10'
L12	S56°51'48"E	61.19'
L13	S84°19'44"E	114.30'
L14	N65°37'19"E	92.68'
L15	N47°58'14"E	156.19'
L16	N47°23'15"E	78.56'
L17	N34°29'48"E	46.49'
L18	N32°21'16"E	47.12'
L19	N48°27'55"E	68.25'
L20	N43°27'34"E	135.29'

BOUNDARY LINE TABLE		
NO.	BEARING	LENGTH
L21	N43°57'09"E	72.67'
L22	N49°19'21"E	78.23'
L23	N64°11'10"E	79.49'
L24	N70°33'49"E	78.16'
L25	N74°37'05"E	77.19'
L26	N81°54'13"E	79.52'
L27	N87°15'15"E	42.20'
L28	N87°38'11"E	145.99'



NO SCALE
 EXHIBIT
 4550 North 12th Street
 Phoenix, Arizona 85014
 Phone 602-264-6831
<http://www.cvci.com>

TRAVESIO

GENERAL PLAN AMENDMENT

2 OF 2