



PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date: January 8, 2026

Agenda Item(s): 4R & 5R

TO: Planning and Zoning Commission

THROUGH: Chris M. Jacques, AICP, Planning Director

FROM: Elias Valencia, Senior Planner

SUBJECT: Travesio
Minor General Plan Amendment (GPA25-05) and Rezone (Z25-10)
NWC of 95th Avenue & Happy Valley Road

REQUEST

The applicant is requesting the approval of a Minor General Plan Amendment (4R) and Rezone (5R) to facilitate the development of a new 139-lot detached single-family residential subdivision on an approximately 56.1-acre site located at the northwest corner of 95th Avenue & Happy Valley Road.

APPLICATION INFORMATION

Case Numbers: General Plan Amendment (GPA25-05) and Rezone (Z25-10)

Applicant: Adam Baugh of Withey Morris Baugh, PLC on behalf of K. Hovanian Great Western Homes

Request:

1. Amend the General Plan Land Use Map designation on a portion of the site (8.9 acres) from Mixed Use Neighborhood Village to Traditional Residential (2.0 – 5.0 dwelling units per acre).
2. Rezone the 56.1-acre site from Suburban Ranch (SR-43) to the Travesio Planned Area Development (PAD).

BACKGROUND AND CONTEXT

SUBJECT SITE

The subject site is located at the northwest corner of 95th Avenue and Happy Valley Road, as depicted in **Exhibit 2**. It is approximately 56.1 acres in size and is an irregularly shaped parcel. The site contains two major physical constraints that extend on to adjacent properties. The northern portion of the site is bisected by a 60-foot-wide gas line easement that precludes physical improvements across it other than roads and pathways. Additionally, the northern boundary of the site is encumbered by a major wash corridor that extends up to, and under Lake Pleasant Parkway.

More recently, the site was included within a larger 72-acre Arizona State Trust Land public auction. The balance of the auctioned land is located north and west of the wash near Lake Pleasant Parkway and is being processed separately from these requests.

CONTEXT

The site is aptly characterized as an infill parcel providing transition from regional commercial uses within the “Four Corners” at Lake Pleasant Parkway/Happy Valley Road and outlying residential neighborhoods of varying densities. More locally, a major wash and 60-foot gas line corridor separate the site from vacant land to the northwest and the Querencia subdivision to the north. Querencia, which contains a mix of lots ranging in size between 9,000 – 12,000 square feet are located north of the site on an elevated parcel. Abutting the entire eastern boundary of the site is 95th Avenue, a collector roadway with a traffic signal at Happy Valley Road. East

of 95th Avenue is an pocket of large lot homes, many of which were first established in the late 1990's. Happy Valley Road, a limited access parkway (highest traffic volumes) bounds the site to the south, followed by the Tierra Del Sol subdivision. This portion of the Tierra Del Sol subdivision is comprised of single-family residential lots exceeding 6,000 square feet.

The subject site wraps the north and east sides of the existing Lake Pleasant Crossings commercial shopping center which is anchored by Fry's Marketplace and Lowes. North and west of the wash that bounds the northwest portion of the subject site is vacant and is the remaining portion of the larger auctioned site. This area is designated on the Peoria General Plan for mixed-use.

APPLICANT'S PROPOSAL

The applicant is proposing a gated, single-family residential community of up to 139 lots across 56.1 gross acres for a density of 2.48 units per acre. The lots would transition in size from the larger lots located along 95th Avenue with interior lots within and abutting the commercial uses to the west. The PAD provides 117 lots with a minimum lot size of 6,000 square feet, and 22 lots with a minimum lot size of 7,300 square feet. While the *minimum lot sizes* within the PAD are proposed to be 7,300 square feet along 95th and 6,000 square feet interior, respectively, the conceptual site plan illustrates a mix of four different lot sizes including 83'x125', 73'x125', 60'x120', and 60'x125'.

There are two (2) requests accompanying the proposed development. The first request (4R) is a Minor General Plan Amendment (GPA) (**Exhibit 3**) seeking to change the Land Use designation for approximately 8.9 acres from *Mixed Use Neighborhood Village* (12-20 dwelling units per acre) to *Traditional Residential* (2-5 dwelling units per acre). If approved, the entire 56.1-acre site would be designated Traditional Residential (2-5du/ac) on the General Plan.

The second request (5R) seeks to rezone (**Exhibit 4**) the overall 56.1-acre site from Suburban Ranch (SR-43) to a Planned Area Development (PAD) to facilitate the new development pursuant to the General Plan designation for the majority of the site.

If approved, the development plan would provide for five (5) central amenity areas throughout the community. In addition, open space tracts are proposed along the northeast corner of the development abutting Querencia and along the gas easement. The existing wash will be maintained in an open-space tract to accommodate a minimum of three connection stubs between the subject site and future development across the wash. As currently proposed the development standards for the site would require a minimum of 18.36 acres be maintained as open space, which will consist of 8.4 acres of natural open space (NOS) and the balance as activated open space. Overall, 18.36 acres or approximately 33% of the overall 56.1-acre site will be utilized as open space.

DEVELOPMENT INFORMATION:

<u>Existing Use:</u>	Vacant
<u>Proposed Use</u>	139-lot detached single-family residential subdivision
<u>Property Size:</u>	56.1 acres
<u>Existing General Plan Designations:</u>	Mixed Use Neighborhood Village (12 - 20 du/ac) on 8.9 acres and Traditional Residential (2-5 du/ac) on the

	balance of the site.
<u>Proposed General Plan Designation:</u>	Traditional Residential (2 – 5 dwelling units per acre)
<u>Existing Zoning:</u>	Suburban Ranch (SR-43)
<u>Proposed Zoning:</u>	Planned Area Development (PAD)
<u>Existing Minimum Lot Size:</u>	43,560 square feet (1-acre)
<u>Proposed Minimum Lot Size:</u>	Two (2) minimum lot sizes: Lots along 95 th Avenue: 7,300 square feet; and Interior Lots: 6,000 square feet
<u>Existing Building Height:</u>	30 feet (2-stories);
<u>Proposed Building Height:</u>	Lots along 95 th Avenue: 1-story and 25 feet Interior Lots: 2-stories or 30 feet
<u>Density Proposed:</u>	2.48 dwelling units per acre

STAFF ANALYSIS

SITE HISTORY

The site was annexed into the City in November of 1989 in accordance with Ordinance No. 82-34. On January 9, 1991, the City Council adopted Ordinance No. 91-01 (Case Z90-26) approving the rezoning of the subject site as well as the surrounding area (including the intersection of Lake Pleasant Parkway and Happy Valley Road) to Suburban Ranch (SR-43). As was the case with the subject site, the SR-43 Zoning District often functions as a holding district until such time as a parcel is ready or available for further entitlement and development.

The site is part of an overall portfolio of Arizona State Trust Lands exceeding 9.2 million acres statewide. Often, there are misconceptions that State Trust Lands are “open space.” Rather, the Arizona State Land Department (ASLD), as the fiduciary for the Trust, has the responsibility to manage the assets of the perpetual trust to the benefit of thirteen (13) underlying beneficiaries, the largest of which is Common Schools (K-12 education). ASLD leases and sells lands at public auction for the benefit of Trust. On February 19, 2025, the Arizona State Land Department conducted a public auction for the overall 72.7-acre site. The applicant was the successful bidder.

GENERAL PLAN LAND USE ANALYSIS

The proposed land use change on the site is for 8.9 acres of the overall 56.1-acre site. The applicant is seeking to unify the development area located south and east of the wash and gas line easement. The existing gas line easement currently functions as the boundary for the two different Land Use designations that cover the overall 56.1-acre site. The area west of the gas line easement is currently designated Mixed-Use Neighborhood Village as it was previously part of the larger state land parcel that would have allowed for a transition at the gas line easement. Though the gas line functions as a practical barrier, the natural barrier of the wash presents greater development obstacles in carrying a development pattern across the wash. To provide for General Plan uniformity across the site, the proposed change would modify the 8.9 acres west of the gas line easement and south of the wash to Traditional Residential (2-5 dwelling units per acre).

As it stands currently, the Traditional Residential (2-5 du / ac) land use designation exists on most of the subject site. The proposed change would allow for Traditional Residential (2-5 du/ac) to continue up to a natural termination point. The proposed change facilitates an appropriate land use transition between the lower density Rural Residential (0-2 du/ac) east of 95th Avenue to the Mixed-Use Community District designation for the commercial shopping center along Lake Pleasant Parkway. Moreover, the proposal facilitates General Plan objectives for diversifying the housing stock, while providing for an appropriate land use transition to optimize compatibility. The proposal also facilitates the opportunity for housing to be located within proximity to goods and services.

GENERAL PLAN GOALS AND POLICIES

As part of the General Plan analysis, Staff identified relevant General Plan goals and policies that are most pertinent to the proposal with staff analysis in *italics* based on the goal or policy:

SMART GROWTH GOALS

1. Balanced Land Uses: Promote a balanced mix of land uses that support a broad range of housing and lifestyle choices, business and employment opportunities and cultural and entertainment spaces.

The proposed change unifies an “enclave area” separated by a wash/gas line easement within an overall development plan that advances the predominant General Plan designation on the site; and provides for an appropriate land use transition between an established community and commercial intensity along Lake Pleasant Parkway.

5. Complete Neighborhoods: Offer a range of neighborhoods that offer distinctive, special places to live that are safe and well served by community amenities and gathering spaces.

The proposed land use change allows for the natural termination of the Traditional Residential Land Use for a holistic and functional single-family neighborhood that will wrap the existing commercial complex while accommodating transition at the natural barrier of the wash for the next land use transition.

POLICIES

Balanced Land Uses

Policy LUC-4: Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling and transit opportunities.

The proposal will provide for the development of an infill parcel that is proximate to goods and services, thereby expanding a lifestyle option in the community. The development will provide for wider connectivity through pedestrian pathways, particularly along the wash that allows pedestrians to access the pedestrian underpass under Lake Pleasant Parkway

Complete Neighborhoods

Policy CN-3: Protect the pattern and character of existing neighborhoods by requiring new infill developments to have complimentary building forms and site features.

The proposed land use change will unify an area split by natural and physical determinates within the predominant General Plan land use designation. The context-sensitive design strategies within the conceptual development plan will provide an appropriate transition that respects the character of established communities in the area.

It should be noted that the applicant's analysis of the General Plan's goals and policies for their proposed General Plan Amendment is incorporated as part of the application narrative (**Exhibit 5**).

GENERAL PLAN AMENDMENT KEY FINDINGS

1. The proposed amendment unifies an enclave area split by natural/physical determinates within the predominant General Plan land use designation on the site; and
2. At 2.48 units per acre, the gross density is in conformance with the Traditional Residential (2-5 du/ac) land use designation; and
3. The change provides for an appropriate infill development that will advance housing stock and lifestyle options within proximity to goods and services.

REZONE ANALYSIS

The rezone request seeks to implement the General Plan *Traditional Residential* designation, by utilizing the Peoria R1-6 zoning district as a base, with tailored development standards. To this end, the proposal would rezone the 56.1-acre site from Suburban Ranch (SR-43) to the Travesio PAD seeks to accommodate a 139-lot detached single-family residential subdivision at a density of approximately 2.48 units per acre. The proposed PAD seeks to provide a tailored response to the site's geographic constraints while addressing the contextual circumstances of the existing development patterns.

To accommodate the existing context of the area, the proposed development standards (**Exhibit 6**) identify varying lot size minimums. This specific development standard would serve as a transition away from the larger lot single family area east of 95th Avenue to the smaller centralized lots within the subject development. Lots along the eastern boundary of the development will have a minimum lot size of 7,300 square feet, while lots interior to the development would have a minimum lot size of 6,000 square feet. To provide for a connected development that features a surplus of open space, the applicant has also sought to modify the proposed maximum lot coverage from 45% to 55% so that larger common useable open spaces are a feature of the development rather than isolated within private open space.

AMENITIES AND OPEN SPACE

The PAD and development plan proposes approximately 18.36 acres of total open space, which computes to approximately 33% of the site. Of this, approximately 8.4 acres or 15% will be provided as natural open space (NOS). The natural open space provides for the preservation of the existing wash and buffer areas adjacent to the north and west property line. In addition to the active open space, the development standards provide for points of connectivity throughout the development that will extend trail stubs to future areas to provide for a pedestrian network from the subject site that can connect to the surrounding developments, including the existing commercial development (**Exhibit 8**).

The Development Plan includes five central amenity areas with a ramada, picnic table, bench seating, and turf. The existing wash on the north and west sides of the property will be maintained in its natural condition with the addition of trail connections to the adjacent developments as well as the Lake Pleasant Parkway pedestrian underpass.

TRAFFIC

Within the area, the existing signalized intersection of 95th Avenue and Happy Valley Road provide protected local access to the area. Because Happy Valley Road is classified as a limited access parkway, the subdivision will be accessed from two driveways along 95th Avenue. This would provide for controlled access to Happy Valley Road both for the subject development as well as the existing residential areas to the east. The access point on 95th Avenue that is closest to Happy Valley Road is located approximately 650 feet north of the intersection of 95th Avenue and Happy Valley. To prevent additional through traffic, 95th Avenue would not continue north of the frontage for the subject site and would terminate. The streets within the subdivision are currently proposed to be private, and vehicle access into the subdivision will be through a gated entry.

The Traffic Impact Analysis (TIA) submitted as a part of the development application indicates the proposed 139-lot development is expected to generate 101 trips in the morning peak hour and 135 trips in the afternoon / evening peak hour. This is just above the minimum threshold for even providing a TIA for development review. As a result of the proposed development, the developer will be required to provide half-street improvements along 95th Avenue and Happy Valley Road where applicable. These improvements include street widening, curb, gutter, sidewalk, traffic signal equipment, and 6-foot sidewalk. The development as proposed complies with City of Peoria improvement requirements, and Access Management Guidelines.

WATER/SEWER

Water and sewer facilities exist adjacent to the site and have available capacity to serve the property.

PUBLIC SAFETY

There are no inordinate impacts to public safety anticipated because of this infill development proposal.

COMMUNITY INVOLVEMENT

PUBLIC NOTICE

The application was properly noticed pursuant to Section 21-146 of the Peoria Zoning Ordinance, which includes notification to all property owners within 1,320 feet of the site and registered HOAs within one (1) mile, posting of a sign on the site, and placing an ad in the Peoria Times at least 15 days prior to the Public Hearing.

OUTREACH REQUIREMENTS

The General Plan and Rezoning process requires that the applicant hold a neighborhood meeting. In accordance with Section 21-146 of the City Code, the applicant was required to notify all properties owners within a 1,320-foot radius of the site and all registered HOA's within one-mile. The neighborhood meeting was held on August 18, 2025, at 6:00pm at Sunset Heights Elementary School located at 9687 W Adam Ave in Peoria.

The first neighborhood meeting was attended by fifty (50) residents, in addition to the applicant, development team, and City staff. The applicant presented the details of the proposed project to the attendees. A summary of the questions and comments received during the meeting and related email messages received by the applicant are outlined in the Citizen Participation Report in **Exhibit 7**.

In general, the questions and comments received were pertained to infrastructure improvements, the anticipated traffic generated by the development, the type, size, and accessory structures of the proposed homes, and streetlights.

Concerns regarding infrastructure improvements were primarily related to 95th Avenue. Attendees identified concerns with the volume of traffic that would be accommodated by the roadway improvements and the potential for cut through traffic in the existing single family residential neighborhoods to the east. It was identified that the improvements to 95th Avenue should accommodate the associated increased traffic volumes in alignment with City standards. It was also identified that a wash crossing to allow secondary vehicular access to Lake Pleasant Parkway was not feasible. Inquiries regarding the development type sought information on whether the homes would have RV garages to which it was indicated that they would not. The team also received questions regarding lighting and whether the lighting levels would create night-time impacts in the area. It was identified that all lighting will be dark sky compliant.

A second neighborhood meeting was held on October 29, 2025, at 6:00pm at Sunset Heights Elementary School. The meeting was noticed and posted in the same manner as the required neighborhood meeting.

The second meeting was attended by twenty (20) residents, in addition to the applicants, development team, and City staff. The project team began the meeting and reviewed specific items that were noted as concerns and areas to provide more information from the first meeting. This summary included the estimated traffic pattern, why potential vehicular access on Lake Pleasant Parkway and Happy Valley Road, was not feasible, confirmation that existing speed humps will be maintained and modified as directed by staff, and that low level lighting will be provided throughout the development and along 95th Avenue. Elevation design examples and grading and drainage plans were shared with the residents. The attendee comments again focused on traffic patterns within the area and roadway access and capacity.

OVERALL DESIGN SOLUTIONS

To optimize compatibility and address concerns voiced from area residents, the applicant worked with the city and the Mesquite Council Office on various layout and design solutions.

- The applicant has minimized the number of lots along the 95th Avenue frontage. Approximately, twenty-two (22) lots will be located along this frontage, interspersed with two open space breaks.
- Lots along the 95th frontage will be larger at 10,375 SF and 9,125 SF, respectively (83'x125' and 73'x125').
- The applicant has also committed to limiting lots along 95th Avenue to 1-story or 25 feet in height.
- Preserved open space along the northern portion of the site will provide for physical separation between the development and Querencia.
- The wash will be protected and improved with trails/access points for connectivity.
- To prevent cut-through traffic, 95th Avenue will terminate and not extend north of the access point into the site.
- To further mitigate traffic concern, the applicant has produced a revised development concept (see Exhibit 9) that demonstrates an offset from El Cortez to dissuade cut through traffic. The Traffic Division supports the plan in concept with final details to be confirmed during the subdivision process.
- The applicant has approached the city to pursue low-level design options for streetlights. This would reduce the number of streetlights along 95th Avenue to minimize nighttime impacts. All lighting is required to meet city requirements. The city is supportive in concept and will work with the applicant through a waiver process during subdivision review.

SUPPORT/OPPOSITION

At the time of this report, the city had received two (2) letters in opposition to the proposed General Plan Amendment and Rezoning application(s). The concerns identified within the letters largely pertain to keeping the area rural residential and the project area preserved as well as traffic concerns. As noted in the land use analysis, the existing / proposed land use designation already allows for 2-5 du/ac density. At approximately 2.5 dwelling units per acre the proposed development aligns with the low end of the Traditional Residential Land Use category. Based on the TIA reviewed by the City's Traffic Division, the proposed traffic improvements will amount to an added 1.5 seconds in the AM peak and an additional 3.1 seconds of wait time during peak afternoon hours.

SCHOOL DISTRICT INFORMATION

This property is located within the Peoria Unified School District (PUSD). PUSD has been provided information regarding the proposal and an opportunity to comment on the project. The applicant has identified that they have been in contact with the school district regarding the proposal and they have confirmed sufficient capacity to serve the proposed development. No comments have been received from the School District to date.

PROPOSITION 207

The voters of Arizona approved Proposition 207, which among other things requires municipalities to compensate property owners for actions that have the effect of diminishing the value of property. The City Attorney's Office has drafted an agreement that waives the applicant's rights to future Proposition 207 claims against the City. Accordingly, the applicant has furnished a signed and notarized Proposition 207 Waiver.

KEY FINDINGS

1. The proposed zoning district is in conformance with the goals and objectives set forth in the Peoria General Plan;
2. At 2.48 du/ac, the PAD is consistent with and conforms to the General Plan Traditional Residential (2 – 5 du/ac) land use designation; and
3. The development proposal provides for a transition in intensity from existing lower density residential areas to higher intensity commercial land uses; and
4. This rezoning request will result in a residential development that is compatible with the existing adjacent neighborhood(s), while preserving sensitive natural features; and,
5. The applicant/owner has submitted a signed and notarized Proposition 207 waiver, which will be recorded with the Conditions of Approval (**Exhibit 1**).

POSSIBLE RECOMMENDATION ACTIONS / OPTIONS

- A:** Approve as recommended by staff; or
- B:** Approve with modifications; or
- C:** Deny; or
- D:** Continue action to a date certain or indefinitely.

RECOMMENDATION

Staff recommend that the Planning and Zoning Commission take the following actions:

- 1) Recommend APPROVAL of General Plan Amendment GPA25-05 to the City Council.
- 2) Recommend APPROVAL of Zoning Case Z25-10 to the City Council.

STAFF CONTACT

Elias Valencia, Senior Planner
623-773-5044
Elias.Valencia@peoriaaz.gov

The rezoning request for the above-mentioned property is subject to the following Conditions of Approval to protect the public health, safety, and welfare of the City of Peoria:

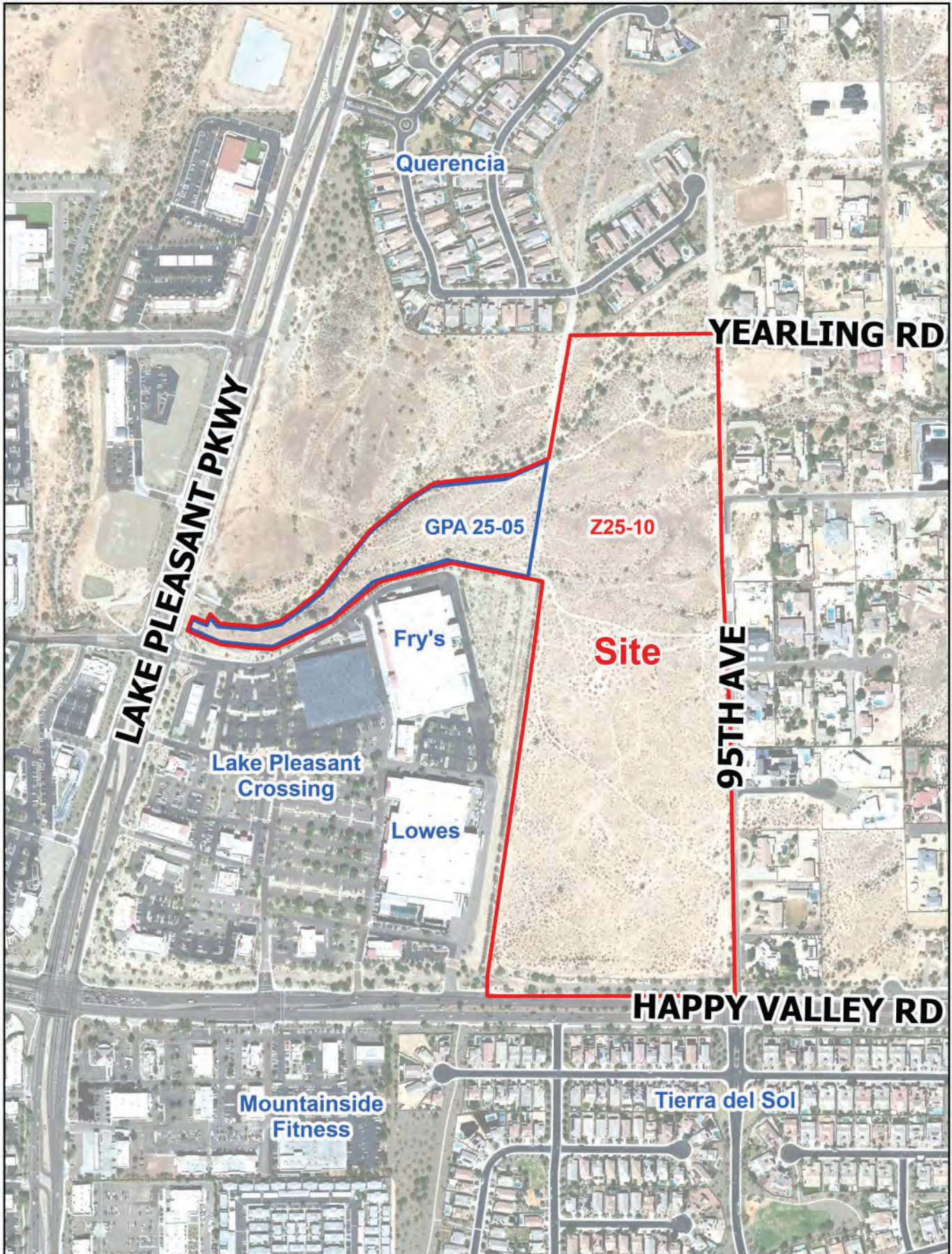
1. The development shall substantially conform to the Travesio Planned Area Development (PAD) Standards and Guidelines Report (Exhibit 6) and associated Narrative (Exhibit 5) as contained in the staff report to the Planning and Zoning Commission dated January 8, 2026, except as modified below.
 - a. The developer shall provide a revised PAD Standards and Guidelines Report within 30 days of council adoption addressing the following items:
 - i. The PAD shall clarify that open space percentages are based on the gross site area, and that the required 32.7% open space is inclusive of the required 15% natural open space.
 - ii. The PAD exhibits shall be updated to reflect the revised northernmost access point off 95th Avenue so that it is offset with El Cortez Place.
 - iii. The layout exhibit within the PAD shall be updated to correlate to the development standards table minimum lot sizes.
2. The Developer shall dedicate, design, and construct the following improvements in accordance with applicable City requirements prior to issuance of the Final Letter of Acceptance unless otherwise agreed to by the City Engineer:
 - a. Dedicate thirty-five (35) feet of Right-of-Way and an eight (8) foot Public Utility Easement and provide half-street improvements along the entire frontage of the 95th Avenue alignment.
 - i. Additional dedication and improvements may be required in order to accommodate any turn lanes required by the TIA.
 - b. Dedicate sufficient Right-of-Way along the Happy Valley Road frontage to accommodate a sixty-five (65) foot half-street width and an additional eight (8) foot Public Utility Easement for Happy Valley Road.
 - c. Dedicate a 30-foot by 30-foot chamfer at the northwest corner of the intersection of 95th Avenue and Happy Valley Road.
 - d. Ancillary improvements including, but not limited to the crosswalks, pedestrian curb ramps, and traffic signal equipment shall comply with the Public Rights of Way Accessibility Guidelines (PROWAG).
3. The Developer shall comply with all City of Peoria engineering design standards, policies, codes and requirements at time of development and final engineering submittal.

4. A Traffic Impact Analysis (TIA), which shall be signed/sealed by a Registered Professional Engineer in the State of Arizona shall be resubmitted with construction documents in alignment with the preliminary TIA unless otherwise approved by the City Engineer.
5. All offsite improvements shall be constructed with phase 1 of the development.



Vicinity Map | Exhibit 2

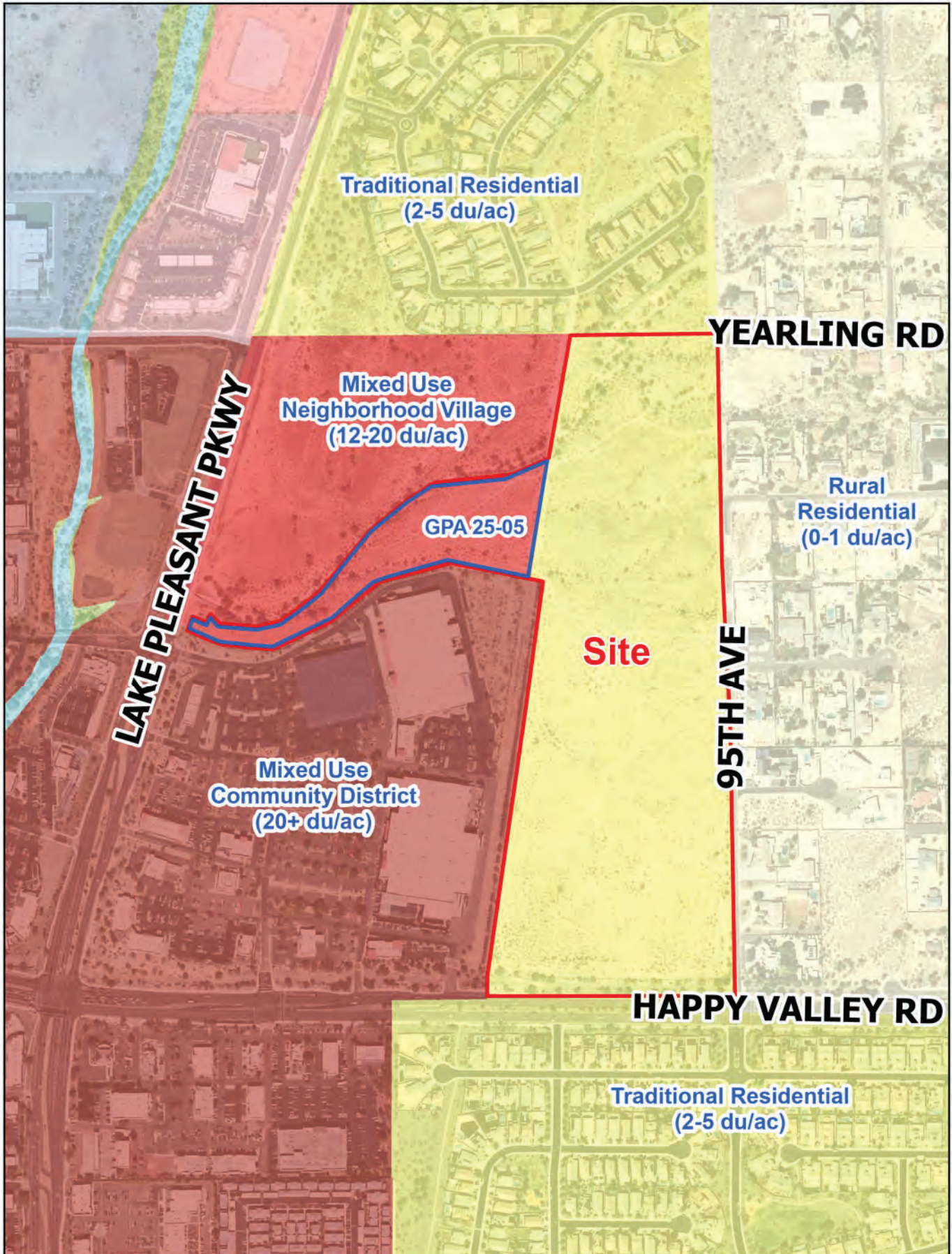
TRAVESIO (GPA25-05, Z25-10)





General Plan Land Use | Exhibit 3

TRAVESIO (GPA25-05, Z25-10)





Zoning | Exhibit 4

TRAVESIO (GPA25-05, Z25-10)



Travesio

Case No. Z25-10

1st Submittal: May 23, 2025

2nd Submittal: August 28, 2025

3rd Submittal: October 24, 2025

4th Submittal: December 30, 2025



WITHEY
MORRIS
BAUGH

Exhibit 2

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Development Team

<p>Property Owner:</p>	<p>HVLP ASLD 2025 LLC CP # 53-123198 8800 E Raintree Drive, Suite 300 Scottsdale AZ 85260</p>
<p>Developer:</p>	<p>K Hovnanian Contact: Chuck Chisholm 8800 E Raintree Dr., Suite 300 Scottsdale, AZ 85260 Phone. 480 / 824.4175 Email: Cchisholm@khov.com</p>
<p>Engineering:</p>	<p>CVL Consultants Contact: Colin Hanson, PLA 4550 N 12th St Phoenix, Arizona 85014 Phone. 602 / 285.4766 Email: Chanson@cvlci.com</p>
<p>Applicant / Legal Representative:</p>	<p>Withey Morris Baugh PLC Attorney: Adam Baugh Planner: Hannah Bleam 2525 East Arizona Biltmore Circle, Suite A-212 Phoenix, Arizona 85016 Phone. 602 / 230.0600 Email. Hannah@wmbattorneys.com</p>
<p>Landscape Architect:</p>	<p>CVL Consultants Contact: Colin Hanson, PLA 4550 N 12th St Phoenix, Arizona 85014 Phone. 602 / 285.4766 Email: Chanson@cvlci.com</p>

I. Introduction

This application requests Planned Area Development (PAD) zoning for the approximate 56.1 gross acre (54.2 net acres) 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 site is within Section 4, Township 4 South, and Range 1 East. See Site Aerial Map at **Tab 1**. 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 Travesio. At only 2.48 du/ac, Travesio 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, Travesio 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. In order to promote development of the Property as envisioned, this request is to amend the zoning for the Property from Suburban Ranch (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"), as detailed herein.

This PAD establishes site specific development standards and design criteria for the Travesio gated residential community.

II. Context / Location

The Property is currently vacant land. It is bound by homes to the east, Happy Valley Road to the south, Lake Pleasant Crossing Shopping Center to the west, and the Querencia subdivision to the north. The western part of the site is vacant land planned for future development (but is not a part of this application at this time). The surrounding uses include:

North: Single Family Homes - Querencia Subdivision (Residential PAD)

East: Single Family Homes (SR-43)

South: Single Family Homes - Tierra Del Sol Subdivision (Residential PAD)

West: Lake Pleasant Crossing Shopping Center (Commercial PAD)

See Context Map at **Tab 2**.

III. General Plan Conformity

The proposed development is consistent with Peoria General Plan Land use map which recommends Traditional Residential land uses on a majority of the Property. A minor general plan amendment is requested for the compact area (approximately 8.9 acres) south of the wash and west of the gas line easement, which makes sense because it is physically separated from the west side of the future development area along Lake Pleasant Road. To that end, a concurrent Minor General Plan Amendment is requested to amend the

Land Use Map designation for the 8.9-acre Property from Mixed Use Neighborhood Village to Traditional Residential. See General Plan Map at **Tab 3**.

IV. Development Proposal

a. Project Vision

A future mixture of uses could be supported for the land fronting Lake Pleasant Pkwy, west of the wash. At this time, no development plan is proposed for that western portion, and it will be subject to a future, separate application.

Site Layout

The site will contain a gated residential community that will transition between the existing commercial shopping center to the west and the residential homes to the east. The conceptual site plan shows 139 homes of four different lot sizes including lot sizes including 60'x120', 60'x125', 73'x125', 83'x125'. The eastern lots abutting 95th Ave offer twenty-two (22) larger lots. These 22 lots are intentionally larger and serve as a good transition from the acre lots to the east. See proposed site plan at **Tab 4**.

Housing Product

Proposed home designs within Travesio will incorporate a unifying elevational character appropriate to the region. Unique architectural detailing using high quality materials will be specific to each architectural style, including exterior features, recesses, patios, porches, varying roof lines, window accents, and exterior finish materials will add significant articulation to the elevations of the homes and the street scene. These various treatments will add to the unique architectural styles proposed for this project. Garage door locations, style specific garage doors and coach lights further diversify the designs and deemphasize front facing garages. Exact architectural elevations, floor plans and color schemes will be submitted for approval at the time of design review.

The housing product will be reviewed by the city as part of a future application. The housing product will be compatible with the surrounding development. The architecture of the project is complimented by the connectivity of the community's open space areas, providing residents with an appealing, active environment to play, relax, and socialize with each other.

Open Space

Open space is provided throughout (33% or 18.36 gross acres). The overall natural open space is 8.44 acres (15.1%). Open space is expected to include retention, active, and passive areas. As part of the open space area is a gas line easement which has limitations on landscaping and uses under the existing easement. The gas line easement will be landscaped to the extent permitted by the easement. The open space also provides a pedestrian connectivity to the commercial shopping center.

Landscape & Amenities

Open space areas are proposed throughout the site and will include five amenity areas along with trails and open passive amenity areas. These amenity areas will include playgrounds, turf areas, grills, shade structures, and ramadas with benches and picnic tables. All amenities will be private and maintained by the community homeowner association.

Access

Access to the site will be from two (2) local roads connecting to 95th Ave which connects to Happy Valley Road.

Trail Connectivity

Pedestrian access to the commercial shopping center is funneled to the north end of the Fry's site so that pedestrians are not directed to the backs of buildings. Pedestrian connectivity extends along the gas line easement area and connects to trails north of the Property. A pedestrian access is stubbed adjacent to the wash as a part of trail improvements and will connect to the west to Lake Pleasant Parkway.

The PROST (Parks, Recreation, Open Space & Trails) Master Plan indicates that a Secondary Multi-Use Trail is to follow along the south side of the wash that generally runs east-west through the Property, and is to connect to the existing trail at the Lake Pleasant Parkway underpass and also to the sidewalk along Lake Pleasant Parkway and extend eastward along the wash to the 95th Avenue alignment, either via the existing wash alignment or the Yearling Road alignment. This is provided along the entire length of the wash.

The PROST (Parks, Recreation, Open Space & Trails) Master Plan also indicates that a Secondary Multi-Use Trail shall be within/adjacent to the gas line easement that generally runs north-south through the central portion of the Property. This is provided along the entire length of the gas line easement.

The secondary Multi-Use Trails have a minimum 25-foot-wide corridor with a 4-foot to 6-foot-wide soft surface trail and with 2-foot-wide safety shoulders along both sides of the trail. The surfacing of the trail and soft shoulders are to consist of compacted decomposed granite (¼" minus), compacted native soil or crushed gravel (¼" minus), along with dust inhibitors and soil stabilizers, and cleared of obstacles.

Additional soft surface trail and concrete/paved path connections (minimum 6-foot-wide) are provided from the Secondary Multi-Use Trails to provide connections to the Lake Pleasant Crossing commercial center (along the northern side, generally near the northwest corner of Fry's/not the rear of the center), along the proposed drainage channel to provide non-vehicular connectivity to 95th Avenue, to Happy Valley Road and within the development itself to provide non-vehicular connectivity to the proposed open space and amenity areas.

See Trails Exhibit at **Tab 5**.

b. PAD Development Standards Table

Residential Development Standards		
REGULATION	60'x100'	73'x100'
Min. Lot Area (sf)	6,600	7,300
Min. Lot Width (ft)	50	70
Min. Lot Depth (ft)	100	100
Max. Lot Coverage (%)	55	55
Max. Building Height (ft)	30	Single-story 25*
	*Single-story height restriction only for homes along 95 th Avenue	
Front Setback (ft.)		
Side-entry garage	10	10
Front-facing garage	20	20
Interior Side (min/total)	5/10	5/13
Rear	15	15
Corner	10	10

c. PAD Deviations

Development of the Property will be consistent with the R1-6 and R1-8 development standards. Travieso complies with the vast majority of the development standards of the R1-6 & R1-8 district and requests only a minor deviation related to the lot coverage.

The PAD includes a request to:

- 1) Modify the lot coverage to 55% (45% normally required) for the PAD R1-6, and 55% (45% normally required) for the PAD R1-8.

d. PAD Application Justification

The City of Peoria's Rezoning Process Guide application requires detailed justifications for amendment requests, as outlined below.

1. What type of development and uses are proposed by the rezoning request?

The development proposes a low density, gated, single-family community with ample open space and pedestrian connections to the adjacent retail corridor.

2. State how your proposal is consistent with the Land Use Plan and other goals, policies and objectives (list each goal, policy and objective and how they are met) of the Peoria General Plan.

The Peoria General Plan Future Land Use Map designation for the majority of the Property is currently "Traditional Residential", which is a designation intended to provide "a diversity of neighborhood types, from older subdivisions to newer master planned areas". The General Plan notes that "these areas feature moderately sized lots with detached single-family homes". This designation is consistent with the proposal as presented.

A smaller portion of the site (8.9 acres) (west of the gas line easement) is designated as Mixed-Use Neighborhood Village. That designation makes sense for the land fronting Lake Pleasant Parkway. However, because there is a bisecting wash in that area, it makes sense that this portion east of the wash be changed to a general plan category to match the Traditional Residential designation. Accordingly, a concurrent General Plan Amendment request has been filed to amend the Land Use Map designation to "Traditional Residential".

Ultimately, the General Plan seeks to establish and maintain resiliency and community stability within new and older neighborhoods (Section 5.6). The proposed Project will help the area achieve these fundamentals by removing uncertainty with a quality development that creates a positive synergy with the existing area. Further, the General Plan seeks to provide "complete neighborhoods," which includes the provision for access to services, such as the proposed use.

This proposal meets the recommendations of the following Goals/Policies:

Smart Growth Goal 1: "Balanced Land Uses: Promote a balanced mix of land uses that support a broad range of housing and lifestyle choices, business and employment opportunities and cultural and entertainment spaces."

Smart Growth Goal 3.8: "Array of Housing Options: Provide an array of high-quality housing types and price points that are built in a sustainable manner and meet the varied needs of segments of the community."

Smart Growth Goal 5: "Complete Neighborhoods: Offer a range of neighborhoods that offer distinctive, special places to live that are safe and well served by community amenities and gathering spaces."

The proposed residential development provides different sizes that will be at different price points and add variety within the neighborhood. The Community furthers the above Land Use Goals by adding another type of land use to the area's land use mix which will serve as a transition from Lake Pleasant Parkway toward traditional single-family neighborhoods to the east. The proposed Community, which is consistent in scale with the residential communities north and south of it, will provide compatible housing options for a range of lifestyle choices that will be well served with a competitive amenity package. Given the State's housing shortage and increased demand for the immediate area, the proposal will provide meaningful options to support those who wish to move to the area.

Balanced Land Uses Policy LUC-4: "Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling and transit opportunities."

Complete Neighborhoods Policy CN-3: "Protect the pattern and character of existing neighborhoods by requiring new infill developments to have complimentary building forms and site features."

This infill Community satisfies these Policies by providing an appropriate transition from an arterial roadway, and more intensive contemplated uses to the west, in a manner which is sensitive to the existing surrounding residential. This is achieved by a density transition and meaningful buffers including a 20- foot wide setback on the east perimeter. The Community also promotes efficient use of land and infrastructure while providing new housing opportunities within an area close to existing retail and employment opportunities.

Healthy Neighborhoods 5.8 Goal: "A diversity of housing types and prices that are high quality, built in a sustainable manner, and meet the varied housing needs of residents for all stages of life."

The proposed residential development provides different sizes that will be at different price points and add variety within the neighborhood. In addition, a mix of one- and two-story homes will provide varied housing options for all stages of life.

To summarize, the requested PAD rezoning is consistent with the General Plan and other adopted plans, codes and ordinances.

3. Discuss the proposal's compatibility with the surrounding land use and zoning patterns. Include a list of surrounding zoning designations, land uses and conditions

As noted in Section II, the Property is an infill site that is well-positioned to support the desired use, as it includes extensive buffers and scaling. The surrounding uses include:

North: Single Family Homes - Querencia Subdivision (Residential PAD)

East: Single Family Homes (SR-43)

South: Single Family Homes - Tierra Del Sol Subdivision (Residential PAD)

West: Lake Pleasant Crossing Shopping Center (Commercial PAD)

The proposed development will activate a vacant parcel with a quality development which will support the nearby existing commercial and employment uses in a manner which is compatible with the existing

residential in the area. It also serves as the ideal transition to the larger lots to east. Lastly, our lower density and product type is superior to the single-family home subdivisions to the north and south.

4. Indicate why the current zoning is not appropriate given the surrounding land use, zoning, and factors which have changed since the current zoning was established.

The current zoning is SR-43 which is mostly a holding pattern until future development is planned. This rezone request provides precisely what the City's General Plan has encouraged for this site. The city has long expected new residential development to occur here, with a transitional density, because this site is sandwiched between commercial and residential uses. However, until a new development proposal is submitted, the city has been patient in waiting for the future developer to guide the land plan for the property. The Project as designed incorporates land use and design principles that complement the character of the area.

5. Describe any proposed unique design considerations, beyond Zoning Ordinance requirements, which create compatibility between the proposed use and adjoining developments.

As detailed in the PAD's Standards and Guidelines Report, the Project elevations provide four-sided architecture and the community will feature meaningful landscaping and buffers, including a 75-foot-wide wash. The proposed development standards exceed the amount of required open space as compared to the City of Peoria's base requirements. These features increase a sense of place and pride within the neighborhood and ultimately encourage more community interaction.

In an effort to respond to neighbor concerns and reduce trips on 95th Ave, we intentionally kept the overall density low. The development features a surplus of connected open space, 33% of the gross area, in exchange to modify the proposed maximum lot coverage from 45% to 55% so that larger common useable open spaces are a feature of the development rather than isolated within private open space.

6. Provide general site information and describe unusual physical features or characteristics of the site which present opportunities or constraints for development.

The Property consists of an irregular geometry, and it is encumbered by several significant easements, including a 60-foot-wide natural gas easement which runs along the west boundary and a natural wash that bisects the site. These factors considered together affect the development potential of the Property and require creative site planning to address the lot layout next to the gas line. Additionally, mitigation of development area is required to avoid encroachment into the wash and required buffer for the wash.

7. Other than the requested rezoning approval, what other approval processes are required to accomplish the development proposal, i.e., site plans, subdivision plats, conditional use permits, comprehensive master plan amendments, State or County licensing or permits, etc.?

In addition to the rezoning, a Preliminary Plat and Single-Family Design Review will be pursued prior to building permits.

V. Summary

The application should be supported because it brings a new single-family subdivision that is consistent with the general plan. It demonstrates good planning principles by creating compatible land uses, smart transitions, good use of existing roadway infrastructure, and smart buffers to screen out the commercial uses from the existing residents to the east. The overall density is much less than would be expected with this parcel and area context. In short, the applicant has been thoughtful in considering this land plan and hope staff can likewise appreciate its intentional design.

Tab 1

Travesio

Aerial Map

Exhibit B

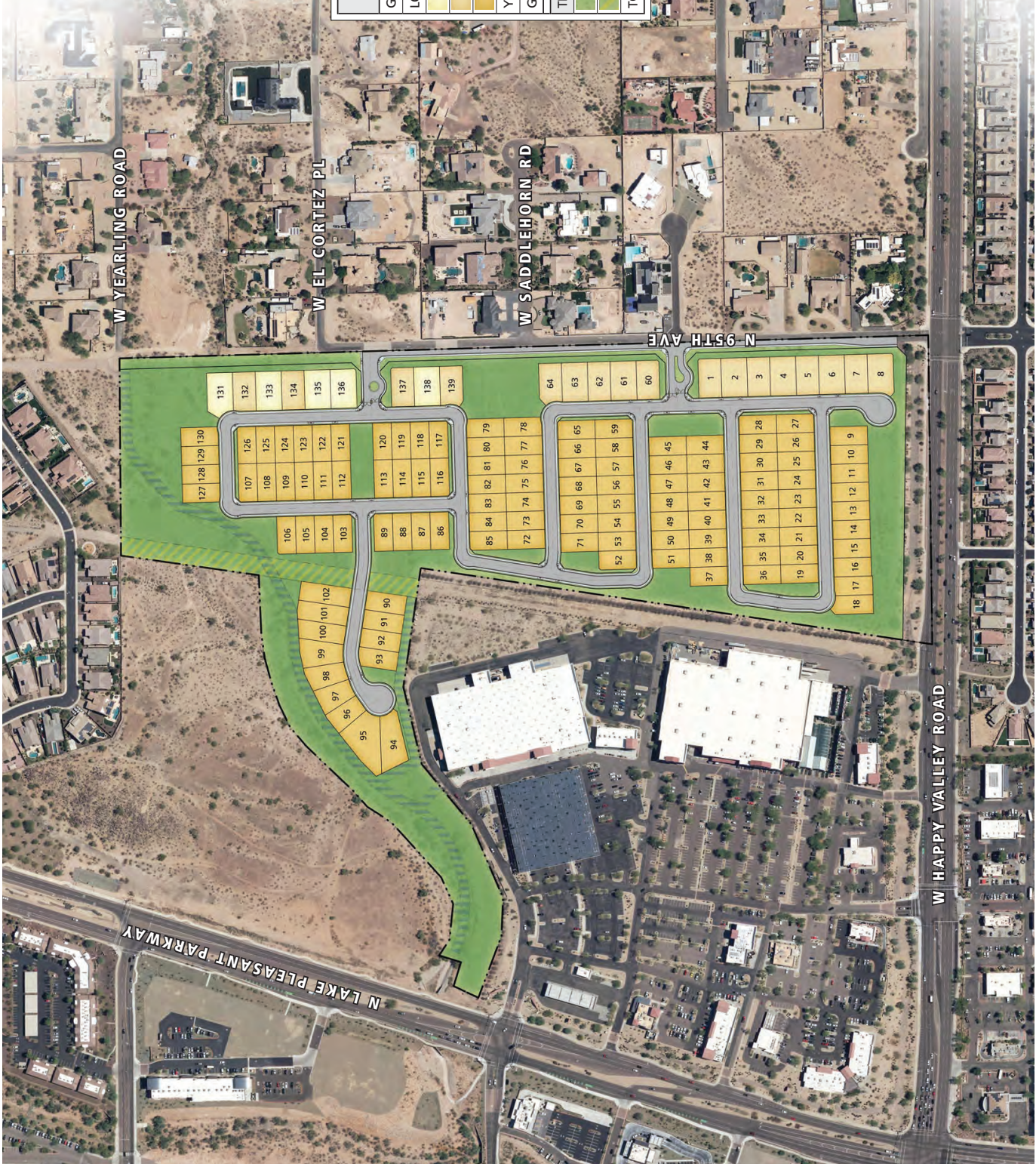


Tab 2

Travesio

Rendered Site Plan On Aerial Exhibit B

TRAVESIO Happy Valley & Lake Pleasant			
GROSS AREA		56.10 AC	
LOT SIZE	73' X 100'	LOT YIELD	12
	83' X 100'	LOT YIELD	10
	60' X 100'	LOT YIELD	117
YIELD TOTAL		139	
GROSS DENSITY		2.48 DU/AC	
TRACT AREA		ACREAGE	%
O.S.		17.11	30.49%
GAS EASEMENT		1.25	2.23%
TOTAL TRACT AREA		18.36	32.72%

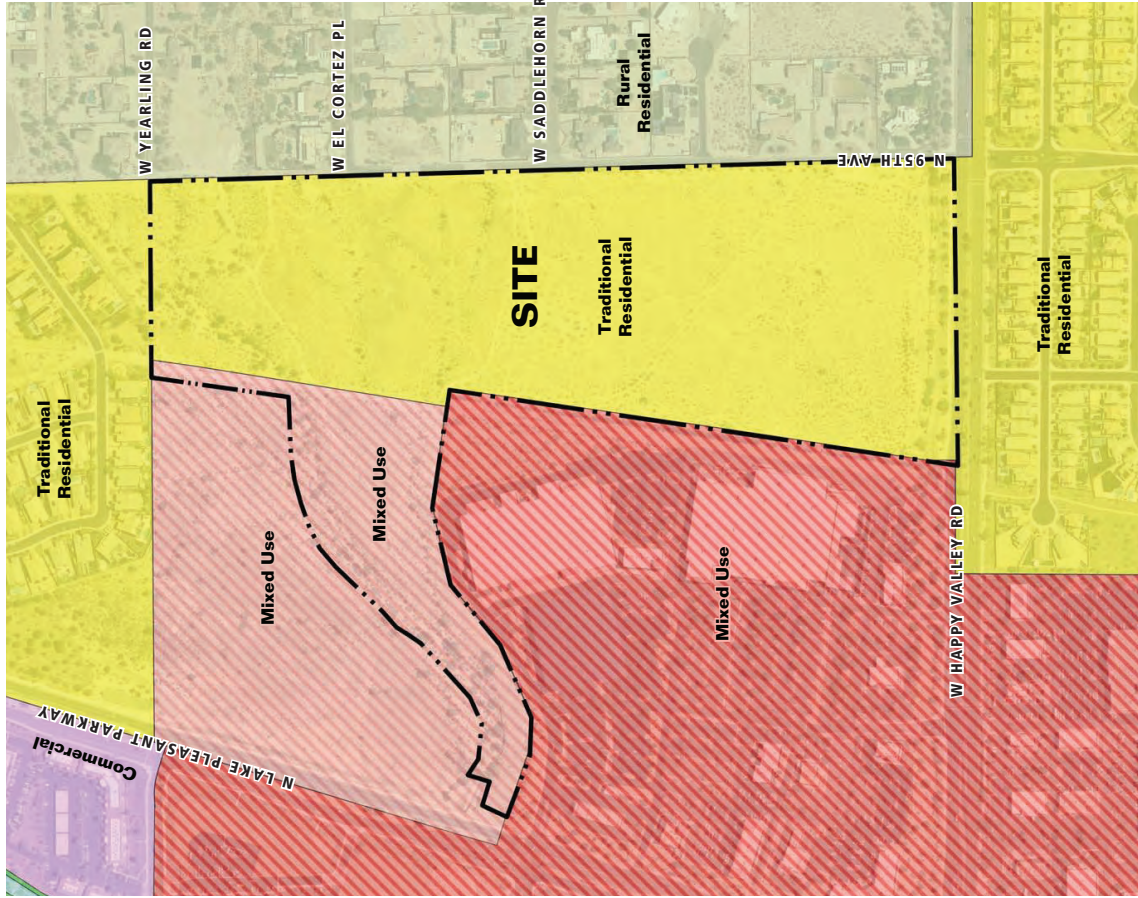
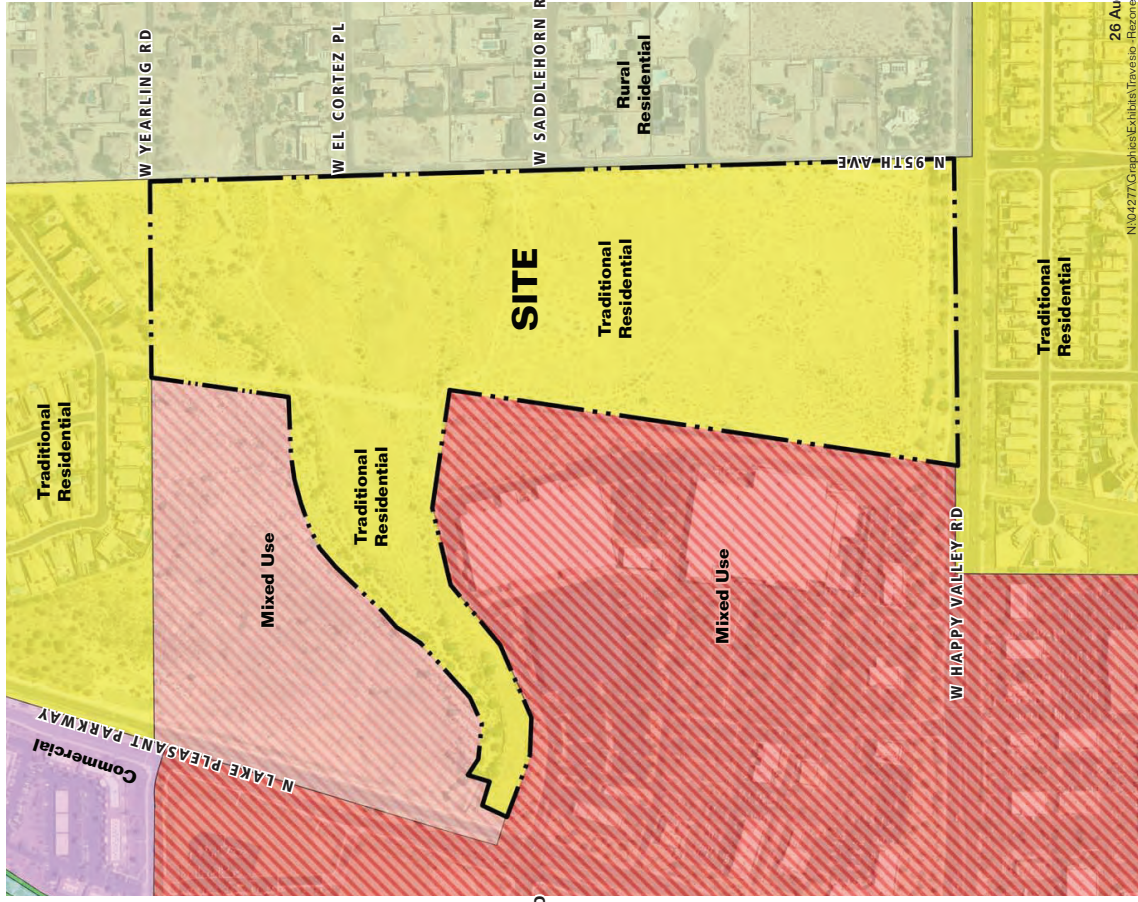


Tab 3

Travesio

PROPOSED GENERAL PLAN

EXISTING GENERAL PLAN



General
Plan
Exhibit
Exhibit E

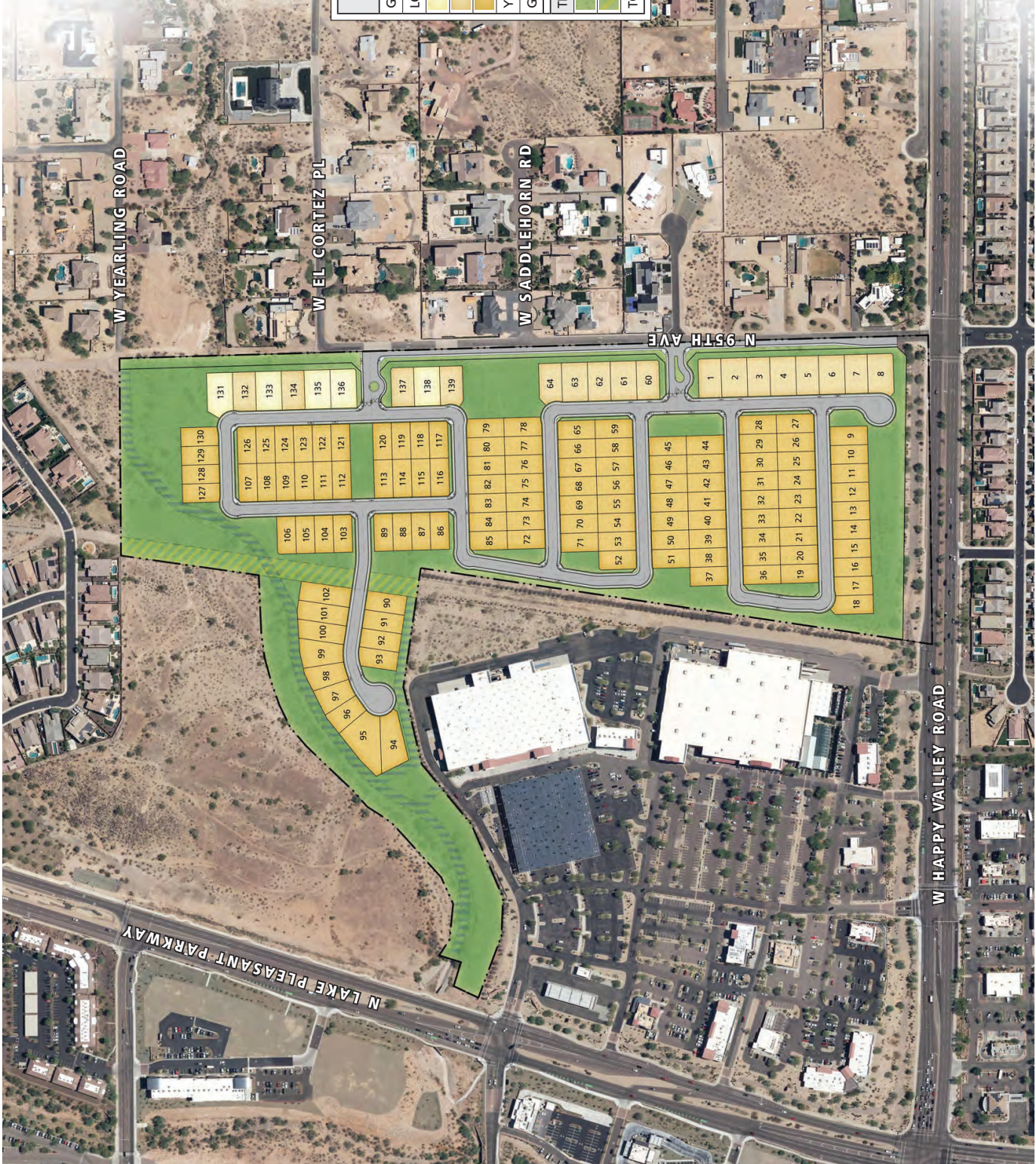


Tab 4

Travesio

Rendered Site Plan On Aerial Exhibit B

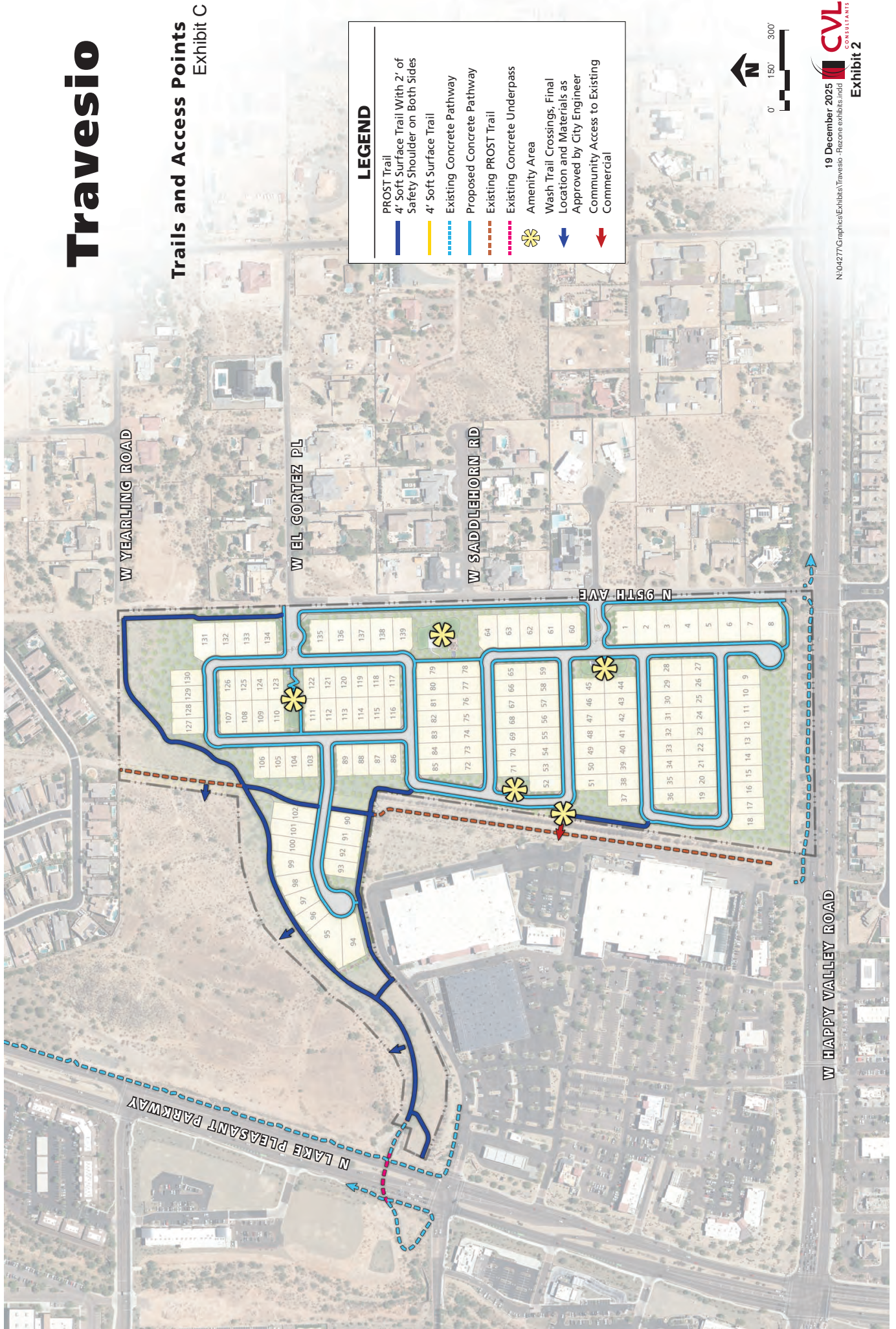
TRAVESIO Happy Valley & Lake Pleasant			
GROSS AREA		56.10 AC	
LOT SIZE	73' X 100'	LOT YIELD	12
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	60' X 100'	LOT YIELD	117
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TRACT AREA		ACREAGE	%
O.S.		17.11	30.49%
GAS EASEMENT		1.25	2.23%
TOTAL TRACT AREA		18.36	32.72%



Tab 5

Travesio

Trails and Access Points Exhibit C



PAD Standards and Guidelines Report for Travesio

Z25-10

East of the Northeast Corner of
Lake Pleasant Parkway and Happy Valley Road
Peoria, Arizona

Submitted By: Withey Morris Baugh PLC

Submittal #1: May 23, 2025

Submittal #2: August 28, 2025

Submittal #3: October 24, 2025

Submittal #4: December 24, 2025



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Appendix Exhibits

Legal Description	A
Site Plan	B
Trails Map	C
Open Space Plan	D

Development Team

Property Owner:	HVLP ASLD 2025 LLC CP # 53-123198 8800 E Raintree Drive, Suite 300 Scottsdale AZ 85260
Developer:	K Hovnanian Contact: Chuck Chisholm 8800 E Raintree Dr., Suite 300 Scottsdale, AZ 85260 Phone. 480 / 824.4175 Email: Cchisholm@khov.com
Engineering:	CVL Consultants 4550 N 12th St Phoenix, Arizona 85014
Applicant / Legal Representative:	Withey Morris Baugh PLC Attorney: Adam Baugh 2525 East Arizona Biltmore Circle, Suite A-212 Phoenix, Arizona 85016 Phone. 602 / 230.0600 Email. Hannah@wmbattorneys.com

A. Introduction

This Standards and Guidelines Report has been prepared to support the rezoning of the approximately 56.1 gross acre (54.2 net acres) property located east of the northeast corner of Lake Pleasant Parkway and Happy Valley Road (the "Property"). The site is within Section 4, Township 4 South, and Range 1 East. The proposal is to rezone the Property from Suburban Ranch (SR-43) to PAD for single-family home uses (the "Project").

K Hovnanian proposes to develop a 139-lot (2.48 du/ac) residential subdivision called Travieso.

B. Legal Description

See **Exhibit A** for a full legal description.

C. Conceptual Development Plan

The site will contain a gated residential community that will transition between the existing commercial shopping center to the west and the residential homes to the east. The conceptual site plan shows 139 homes of four different lot sizes including lot sizes including 60'x120', 60'x125', 73'x125', 83'x125'. The eastern lots abutting 95th Ave offer twenty (22) larger lots. These 22lots are intentionally larger and serve as a good transition from the acre lots to the east. See proposed site plan at **Exhibit B**.

The project will provide approximately 18.36 acres of open space, comprising natural open space (8.44 acres), active open space (6.51 acres), and passive open space (3.41 acres). This constitutes approximately 33% of the project, dedicated to open space. Open space areas will provide a total of 5 amenity areas, in addition to trails and open passive areas. See proposed trails in **Exhibit C** and open space areas on **Exhibit D**.

Access to the site will be from two (2) local roads connecting to 95th Ave which connects to Happy Valley Road.

D. Permitted Uses

All Permitted Uses, Permitted Conditional Uses, and Accessory uses within the Single Family Zoning Districts, of Sec 21-415 of the Peoria Zoning Ordinance

E. Development Standards

Development of the Project will be in accordance with the applicable City of Peoria standards associated with Single Family Residential development, including but not limited to the City of Peoria Zoning Ordinance, Community Design Guidelines and all other relevant criteria, except as modified by this section:

Residential Development Standards		
REGULATION	60'x100'	73'x100'
Min. Lot Area (sf)	6,600	7,300
Min. Lot Width (ft)	50	70
Min. Lot Depth (ft)	100	100
Max. Lot Coverage (%)	55	55
Max. Building Height (ft)	30	Single-story 25*
	*Single-story height restriction only for homes along 95 th Avenue	
Front Setback (ft.)		
Side-entry garage	10	10
Front-facing garage	20	20
Interior Side (min/total)	5/10	5/13
Rear	15	15
Corner	10	10

Landscape and Open Space	
<i>Open Space Standards</i>	<p>Open space and landscape standards provided on the site will conform to the requirements identified in Sections 21-818 of the Peoria Zoning Ordinance. Open space is provided throughout (33% or 18.36 acres). The overall natural open space is 8.44 acres (15.1%).</p> <p>Amenities in the useable open space areas will include a minimum of 4</p>

	<p>(four) amenities from the list below:</p> <ul style="list-style-type: none"> • Ramadas • Passive Seating • Open Play Lawn • BBQ Grills • Benches • Oversized Shade Trees • Play areas • Picnic tables
--	--

Paths and Trails	
<i>Trail Standards</i>	<p>Paths and trails shall comply with the Parks, Recreation, Open Space & Trails Master Plan. There will be a minimum of 3 access points through the wash, within a 10' wide public access easement with a minimum 6' wide improved trail. The improved trail in the wash will be decomposed granite. The final location and level of improvement will be determined as part of the Preliminary Plat process. Low-level bollard lighting shall be provided along trail and amenity area walkways. See Trail Plan at Exhibit C.</p>

F. Phasing

The project is anticipated to be completed in a single stage.

G. Infrastructure/Utilities

1. Grading / Drainage / Retention

Typical grading, drainage, stormwater retention, and erosion protection are required and will meet all of the requirements of the City of Peoria.

2. Water / Wastewater

There is an existing 12" water line and an existing 8" sewer line stub outs at the intersection of 95th Ave and Happy Valley Road that will be extended on 95th Avenue across the subject parcel's frontage.

3. Electric Power / Natural Gas / Telephone Service

Dry utilities will all be connected to existing lines in Happy Valley Road and 95th Avenue. Electric power service to be provided by APS. Natural gas service will be provided by Southwest Gas.

August 20, 2025

LEGAL DESCRIPTION FOR
TRAVESIO
REZONING

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:

Beginning 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 01°38'49" East, along the East line of the Southwest Quarter of said Section 4, a distance of 2585.62 feet to the South Quarter Corner thereof;

Thence South 89°15'05" West, along the South line of said Southwest Quarter, a distance of 987.93 feet;

Thence North 08°28'44" East, departing said South line, a distance of 1652.29 feet;

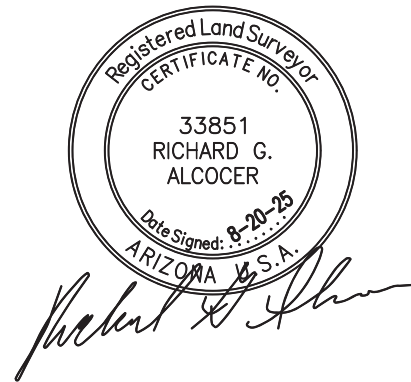
Thence North 81°39'33" West, a distance of 383.91 feet;
Thence South 76°36'15" West, a distance of 253.76 feet;
Thence South 50°30'40" West, a distance of 250.62 feet;
Thence South 66°41'53" West, a distance of 253.92 feet;
Thence North 87°43'53" West, a distance of 122.26 feet;
Thence North 69°28'53" 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;

Thence North 08°04'56" East, a distance of 445.06 feet; to a point on the North line of said Southwest Quarter;

Thence North 89°33'41" East, along said North line, a distance of 630.16 feet to the Point of Beginning.

Containing 2443765 Square Feet or 56.101 Acres, more or less

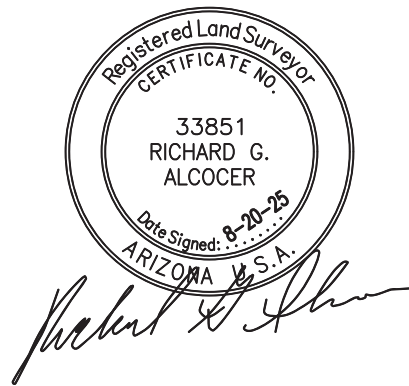
Section corners described in this legal description are depicted on an ALTA/ACSM Land Title Survey of Arizona State Land Lake Pleasant Parkway & Happy Valley Road prepared by Hess-Rountree, Inc, Job No. 2207-01, dated 10-16-2024, by John W. Marshall, R.L.S. 53151. No field work was performed on this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

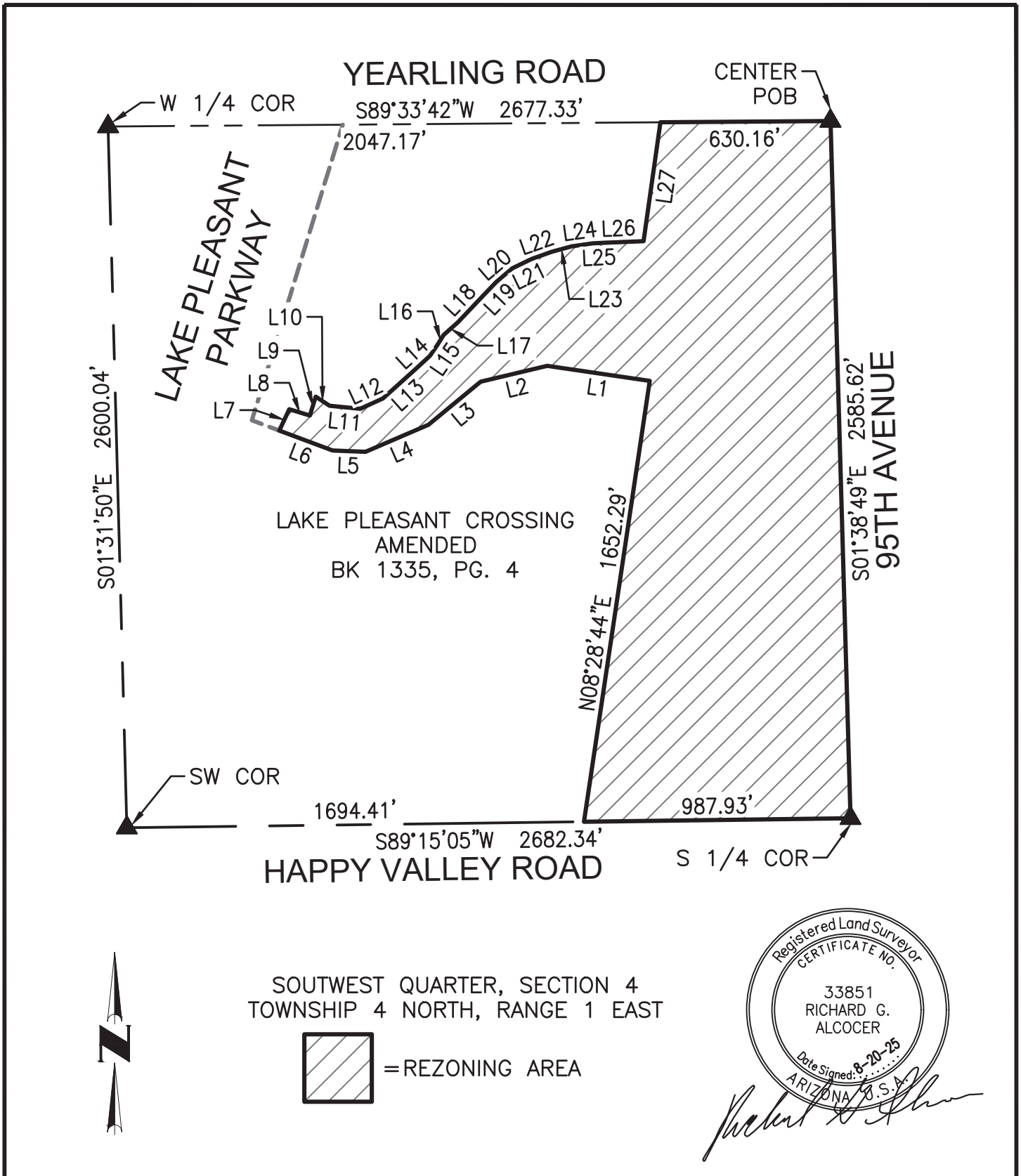


TRAVESIO
REZONING

BOUNDARY

S01°38'49.00" E	2585.62	N49°19'21.07" E	78.23
S89°15'05.00" W	987.93	N64°11'10.36" E	79.49
N08°28'44.00" E	1652.29	N70°33'49.34" E	78.16
N81°39'33.00" W	383.91	N74°37'04.70" E	77.19
S76°36'15.00" W	253.76	N81°54'12.52" E	79.52
S50°30'40.00" W	250.62	N87°15'15.30" E	42.20
S66°41'53.00" W	253.92	N87°38'10.54" E	145.99
N87°43'53.00" W	122.26	N08°04'55.72" E	445.06
N69°28'53.00" W	210.96	N89°33'40.69" E	630.16
N25°12'17.00" E	87.34	to	
S72°55'31.00" E	80.00	Area = 2443765	56.101 AC
N17°04'29.00" E	73.10	Closing course: 99°23'24.61"	0.012105
S56°51'47.54" E	61.19	Misclosure: 1/782,372	
S84°19'43.68" E	114.30	North Error: 0.001975	
N65°37'18.89" E	92.68	East Error: 0.011943	
N47°58'14.32" E	156.19		
N47°23'15.43" E	78.56		
N34°29'47.74" E	46.49		
N32°21'16.36" E	47.12		
N48°27'55.44" E	68.25		
N43°27'33.65" E	135.29		
N43°57'09.28" E	72.67		





SCALE 1" = 500'

EXHIBIT

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.cvlci.com>

TRAVESIO

REZONING

1 OF 2

LINE TABLE		
NO.	BEARING	LENGTH
L1	N81°39'33"W	383.91'
L2	S76°36'15"W	253.76'
L3	S50°30'40"W	250.62'
L4	S66°41'53"W	253.92'
L5	N87°43'53"W	122.26'
L6	N69°28'53"W	210.96'
L7	N25°12'17"E	87.34'
L8	S72°55'31"E	80.00'
L9	N17°04'29"E	73.10'
L10	S56°51'48"E	61.19'
L11	S84°19'44"E	114.30'
L12	N65°37'19"E	92.68'
L13	N47°58'14"E	156.19'
L14	N47°23'15"E	78.56'
L15	N34°29'48"E	46.49'
L16	N32°21'16"E	47.12'
L17	N48°27'55"E	68.25'
L18	N43°27'34"E	135.29'
L19	N43°57'09"E	72.67'
L20	N49°19'21"E	78.23'

LINE TABLE		
NO.	BEARING	LENGTH
L21	N64°11'10"E	79.49'
L22	N70°33'49"E	78.16'
L23	N74°37'05"E	77.19'
L24	N81°54'13"E	79.52'
L25	N87°15'15"E	42.20'
L26	N87°38'11"E	145.99'
L27	N08°04'56"E	445.06'



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

TRAVESIO
REZONING



Travesio

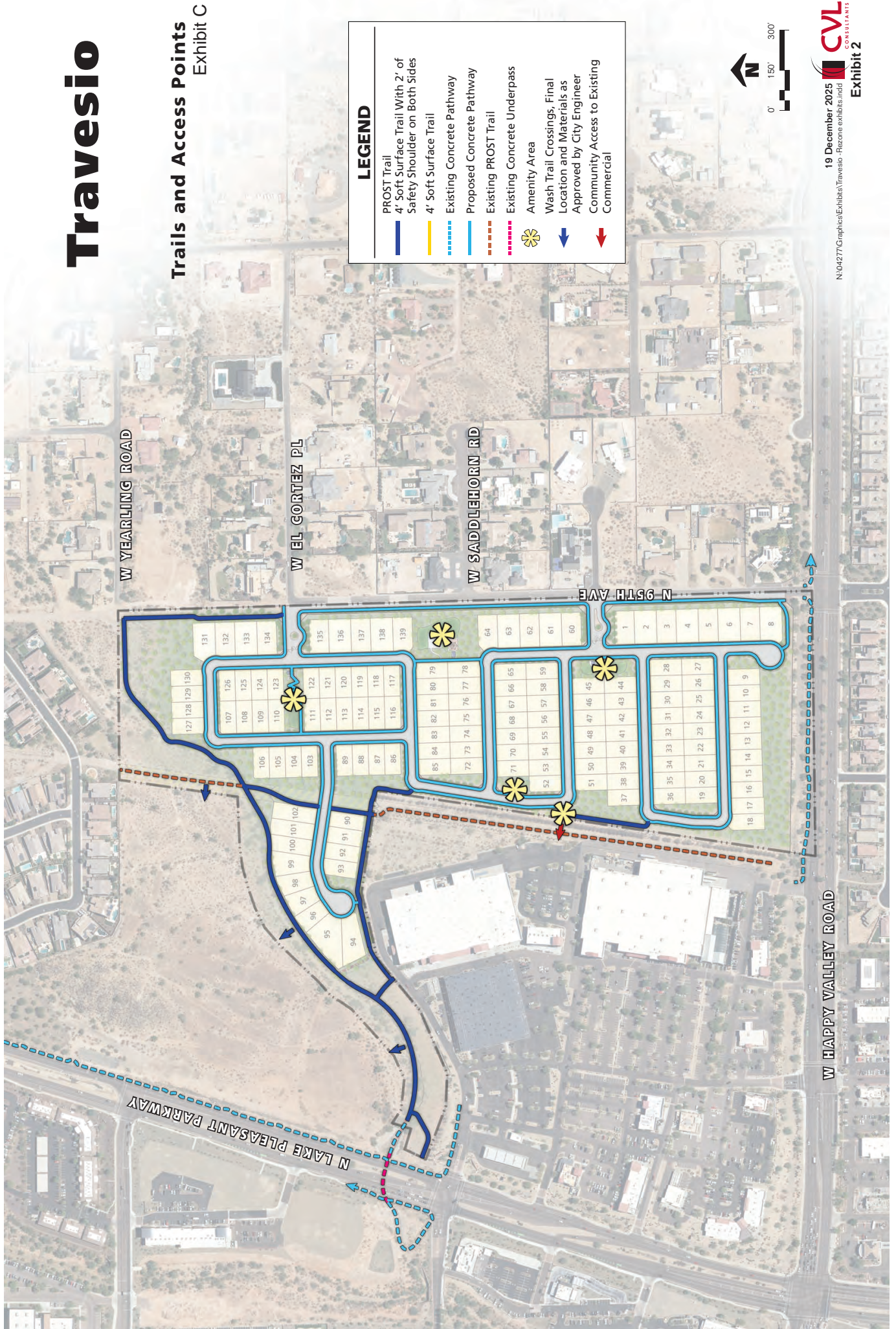
Rendered Site Plan On Aerial Exhibit B

TRAVESIO Happy Valley & Lake Pleasant			
GROSS AREA		56.10 AC	
LOT SIZE	73' X 100'	LOT YIELD	12
	83' X 100'	LOT MIX %	9%
	60' X 100'		7%
YIELD TOTAL			117
GROSS DENSITY			84.17%
GROSS DENSITY			100%
GROSS DENSITY			2.48 DU/AC
TRACT AREA		ACREAGE	%
O.S.		17.11	30.49%
GAS EASEMENT		1.25	2.23%
TOTAL TRACT AREA		18.36	32.72%



Travesio

Trails and Access Points Exhibit C



LEGEND

- PROST Trail
- 4' Soft Surface Trail With 2' of Safety Shoulder on Both Sides
- 4' Soft Surface Trail
- Existing Concrete Pathway
- Proposed Concrete Pathway
- Existing PROST Trail
- Existing Concrete Underpass
- Amenity Area
- Wash Trail Crossings, Final Location and Materials as Approved by City Engineer
- Community Access to Existing Commercial








Travesio

DESERT LANDS CONSERVATION REPORT

Natural Open Space Plan Exhibit D



LEGEND	
	Provided NOS / Revegetated Area Open Space 8.44 acres
	Active Open Space 6.51 acres
	Passive Open Space 1.30 acres
	Streetscape / Passive Open Space 2.11 acres
Total 18.36 acres	

PROPOSED DESIGN	
	Travesio Gross Area 56.10 ac
	Total Required NOS 8.42 ac 15.0%
	Total Provided NOS 8.44 ac 15.04%

W YEARLING ROAD

W EL CORTEZ PL

W SADDLEHORN RD

N 95TH AVE

N LAKE PLEASANT PARKWAY

W HAPPY VALLEY ROAD

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

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.

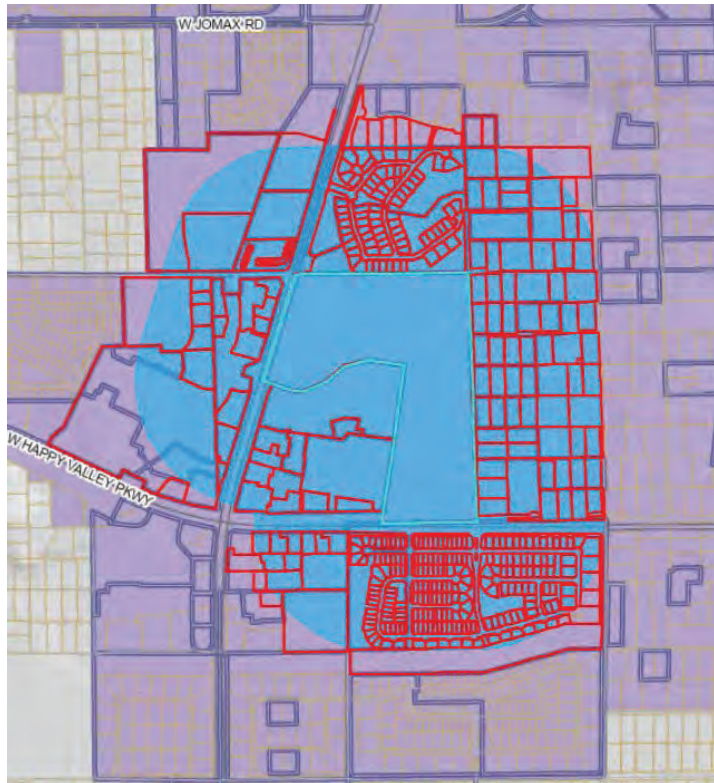
Given the location between larger homes to the east and a regional shopping center to the west, good transitional land use is needed at this location. Our proposal aims to be the proper transition which facilitates reasonable development of the property given its location between these diverse existing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

- **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’)



5. Notification Letters & Mailing Lists

- See **Attachment A**.

6. Meeting Dates & Locations

- **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

August 18th Neighborhood Meeting:

The following is a summary of the key points noted in the neighborhood meeting that we hosted on August 18th 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 95th 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 29th Neighborhood Meeting:

The following is a summary of the key points noted in the second neighborhood meeting hosted on October 29th 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 Z

- 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 95th Avenue, there would only be an increase of 1.5 seconds in the AM and 3.1 seconds in the PM on 95th 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.

95th Avenue (north):

The project will not have vehicular access north of the project along 95th 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 95th Avenue and within the project.

Elevations/Product Design Examples

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

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 95th Avenue to 93rd Avenue?
 - The project team did not believe that Peoria staff would support relocating an existing light to 93rd 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 95th 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 95th 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

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 95th Avenue.
- The project will widen and improve 95th Avenue.
- The project will include low level lighting along 95th 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 95th 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 95th 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. 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. 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

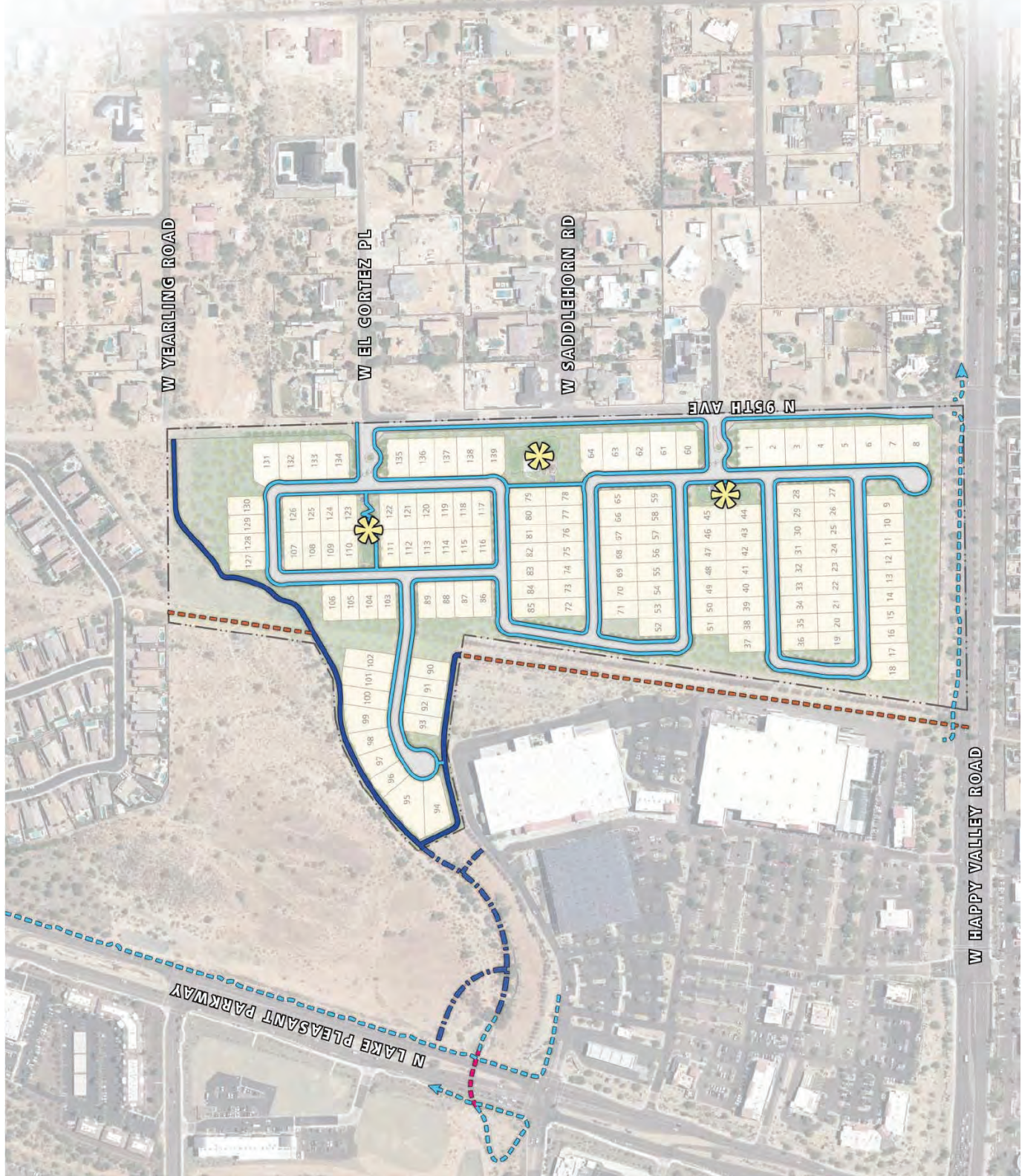
Context Aerial with Site Plan Superimposed

Exhibit A



Travesio

Trails and Access Points Exhibit 1



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



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

3378 SANFORD 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

JACKD UP REVOCABLE TRUST

JACOB MICHAEL NESTER 2021

TEOFII

PEORIA, AZ 85383

IRREVOCABLE TRUST

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

JIB BIT LLC/AZ LKB LLC

JILL A MEHLHAF REVOCABLE LIVING

MARIA

SPRINGFIELD, MO 65801

TRUST

PEORIA, AZ 85383

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

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

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 HUMBLE
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 CHAMPA DR
PEORIA, AZ 85383

MONROE ERIN J

5588 W CHAMPA 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

PEORIA, AZ 85383

PAMELA MAE RODENKIRK REVOCABLE
LIVING TRUST

PEORIA, AZ 85383

PB OVERTON FAMILY TRUST

PEORIA, AZ 85383

PEORIA CITY OF
8401 W MONROE ST
PEORIA, AZ 85345

PEORIA HAPPY VALLEY LLC/AM TACO
PEORIA LLC

LOS ANGELES, CA 90010

PEORIA ZCF PHARMACY DST

COCKEYSVILLE, MD 21030

PEPE GEORGE ANTHONY/EMILY JEAN

PEORIA, AZ 85383

PETRISOR ADONIS/BERNICE

PEORIA, AZ 85383

PHIL COOKE DDS LLC

GLENDALE, AZ 85310

PIONEER HAPPY VALLEY I LLC

SCOTTSDALE, AZ 85255

PIPER MYLES

PEORIA, AZ 85383

PITCHER BENJAMIN/STACIA L

PEORIA, AZ 85383

PLEASANT CROSSING HOLDINGS LLC

CAVE CREEK, AZ 85331

PLEASANT PARKWAY SEC LLC

INCLINE VILLAGE, NV 89451

POLSKY FAMILY TRUST

SAN RAFAEL, CA 94901

PRODAN FAMILY TRUST

PEORIA, AZ 85383

PUTNAM BRYCE

PEORIA, AZ 85383

QUERENCIA COMMUNITY ASSOCIATION

TEMPE, AZ 85282

RACHEL ANNE PASSERI TRUST

PEORIA, AZ 85383

REBECCA CHEAVES LIVING TRUST

PEORIA, AZ 85383

REDDY MAHEEDHAR REDDY
NALLAPPA/TEDDU BHARGAVI

PEORIA, AZ 85383

REED CHARLES JAY/MARYANN

PEORIA, AZ 85383

REED JONATHAN/BRITTNEE

PEORIA, AZ 85383

REID FAMILY TRUST

PEORIA, AZ 85383

REMPER NADIA

PEORIA, AZ 85383

RENDON RAFAEL/BEATRICE

PEORIA, AZ 85383

RICE BRADLEY D/ALISON M

PEORIA, AZ 85383

RILEY S BURDICK AND MARY A BURDICK
LIVING TRUST

PEORIA, AZ 85383

ROBERT & JERI JACKSON TRUST

PEORIA, AZ 85383

ROBEY KIRK/JEAN

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 RANAF/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 J

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

PEORIA, AZ 85383

WRIGHT DAVID R

PEORIA, AZ 85383

WRIGHT LESLIE

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
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

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
planning@peoriaaz.gov



Neighborhood Meeting(s):

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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 9:53 AM
+33.710898,-112.265150
9700-9768 W Happy Valley Rd
Peoria AZ 85383
United States

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Email: adam@wmbattorneys.com

City Contact:

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623-773-5044
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planning@peoriaaz.gov



Neighborhood Meeting(s):

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When: TBD
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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

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



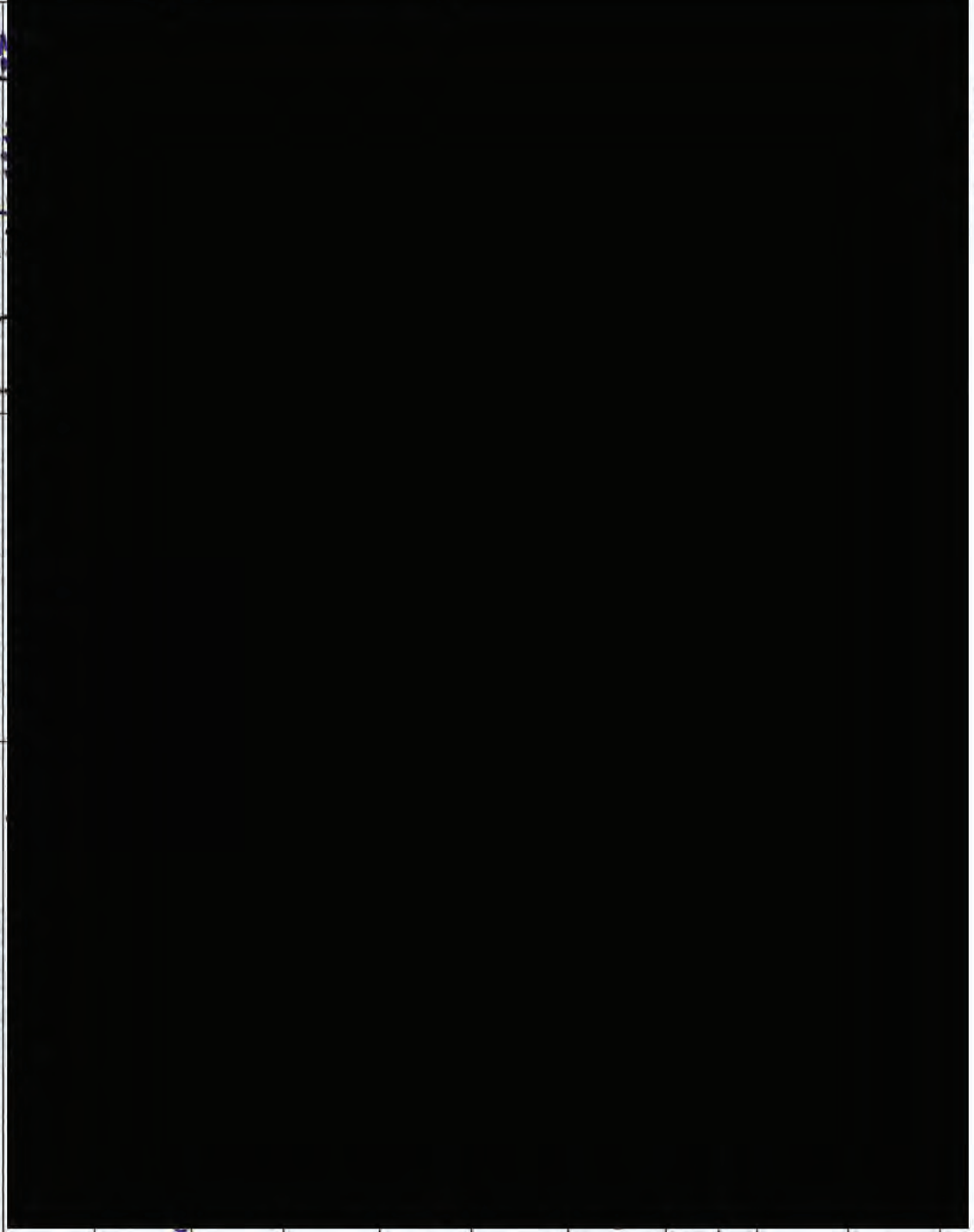
SIGN-IN

K. HOVNIANIAN HOMES

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

NEIGHBORHOOD OPEN HOUSE MEETING

AUGUST 18TH, 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			
Carey Juice			
Kathie Koppes			
Rob Benson			
Will VEZIORESKI			
Matt VEZIORESKI			
John & Leslie Baird			
KYLE & CRYSTAL HERRIFF			
Todd Smith			
Cody Lenson			


SIGN-IN

K. HOVNANIAN HOMES

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

NEIGHBORHOOD OPEN HOUSE MEETING

AUGUST 18TH, 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			
*Dana + Karol Martin			
IAN GARRON			
ELIAS VALENCIA			
Ben Deemer			
Amy Duffy			
Shane Duffy			

1-800-7-0030


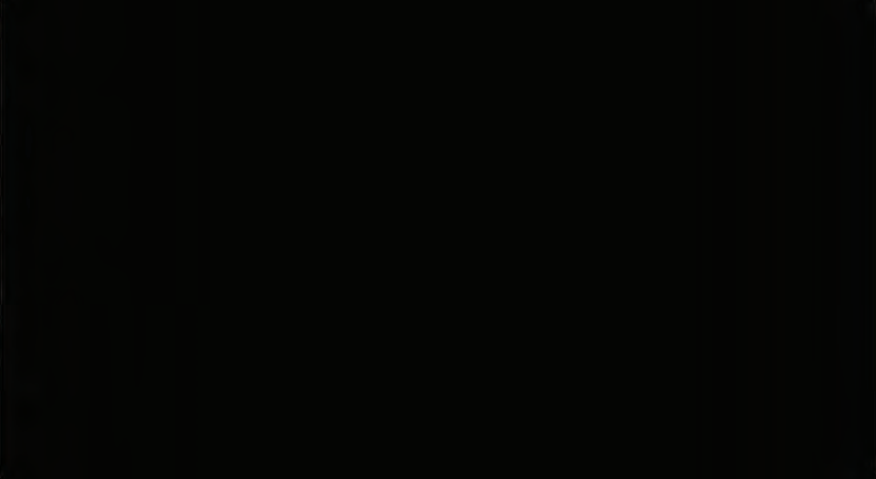
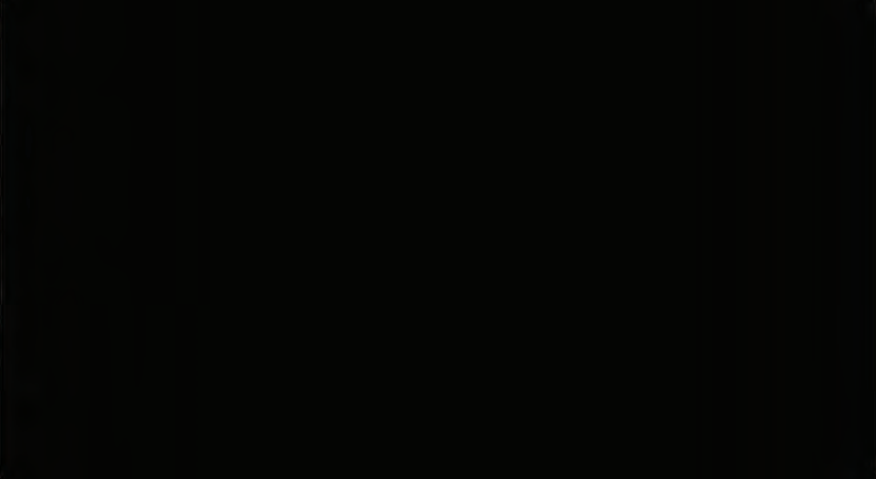
SIGN-IN

K. HOVNANIAN HOMES

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

NEIGHBORHOOD OPEN HOUSE MEETING

AUGUST 18TH, 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 Galletti			
Josh Duffey			
Sasha Moz			
Jim & James			
James Livingstone			
Bill & Minny Freeman			
Perry Bartholomew			
Rebecca Creaves			

SIGN-IN

K. HOVNANIAN HOMES

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

NEIGHBORHOOD OPEN HOUSE MEETING

AUGUST 18TH, 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	[REDACTED]	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]	[REDACTED]

SIGN-IN

K. HOVNANIAN HOMES

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

NEIGHBORHOOD OPEN HOUSE MEETING

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

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Gregory Magda	[REDACTED]	[REDACTED]	[REDACTED]
Joede Mogda			
* Tim & Diana Lindsay			
Rob & Juneau Franklin			
Rhonda Warren			
Linda & Craig Goodlove			
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

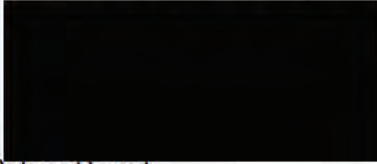
2525 E Arizona Biltmore Circle, Suite A-212
Phoenix, AZ 85016

Exhibit Z

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. 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. 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



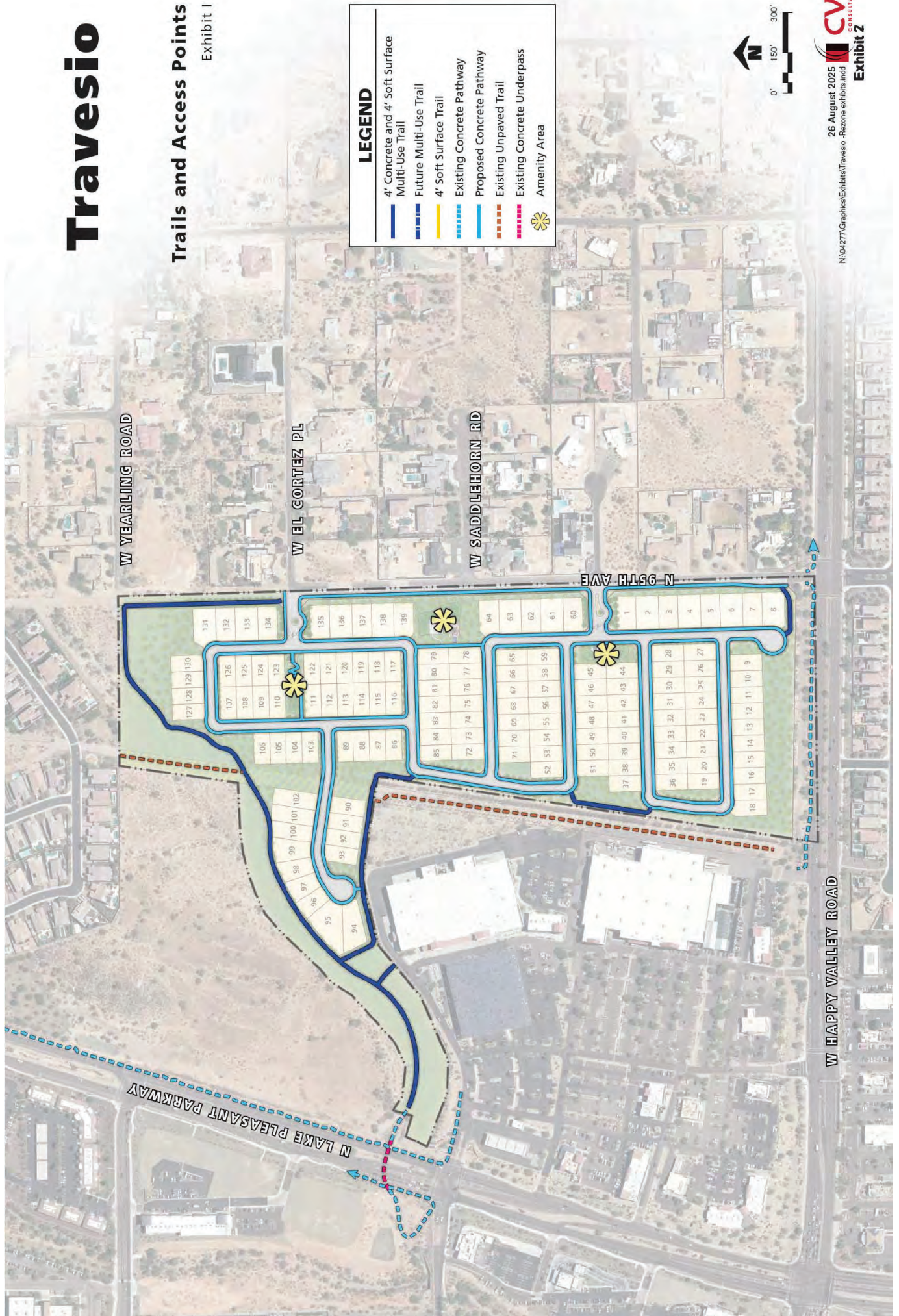
Travesio

Context Aerial with
Site Plan Superimposed
Exhibit A



Travesio

Trails and Access Points Exhibit 1



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/ABBASY 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/SYLVIA 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
██████████
2800Z N 98TH LN
PEORIA, AZ 85383

LOOMIS DEREK R
██████████
24750 N 58TH 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

████████████████████
PEORIA, AZ 85383

MONROE ERIN J

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 TRIJILLO

████████████████████
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
[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 JEZIORSKI

PEORIA, AZ 85383

MATT JEZIORSKI

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.

Glendale, AZ 85308

Florenza HOA

Phoenix, AZ 85040

Vista Montana Community Assn.
(Ventana Picachos)

Glendale, AZ 85308

Melton Ranch

Glendale, AZ 85308

Tierra Del Rio-South
Community Association

Tempe, AZ 85282

Westwing Mountain HOA

Phoenix, AZ 85040

Cibola Vista Community Association

Phoenix, AZ 85040

Querencia

Tempe, AZ 85282

Stonebridge Ranch
Homeowners Association

Tempe, AZ 85282

Pleasant Valley HOA

Tempe, AZ 85282

Tierra Del Rio-North

Glendale, AZ 85308

Cantilena

Tempe, AZ 85282



PLANNING AND ZONING AFFIDAVIT OF NOTIFICATION

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

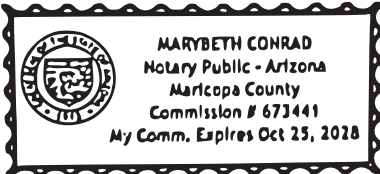
Location of Property

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. 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
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 -112 265 176
9700-9768 W Happy Valley Rd
Peoria AZ 85383

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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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

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623-773-5044

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planning@peoriaaz.gov



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When: October 29, 2025 at 6:00pm

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9687 W Adam Ave, Peoria, AZ 85382

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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 2

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
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
Exhibit 2
25200-25536 N 95th Ave
Peoria AZ 85383



quibbles on SE 1000

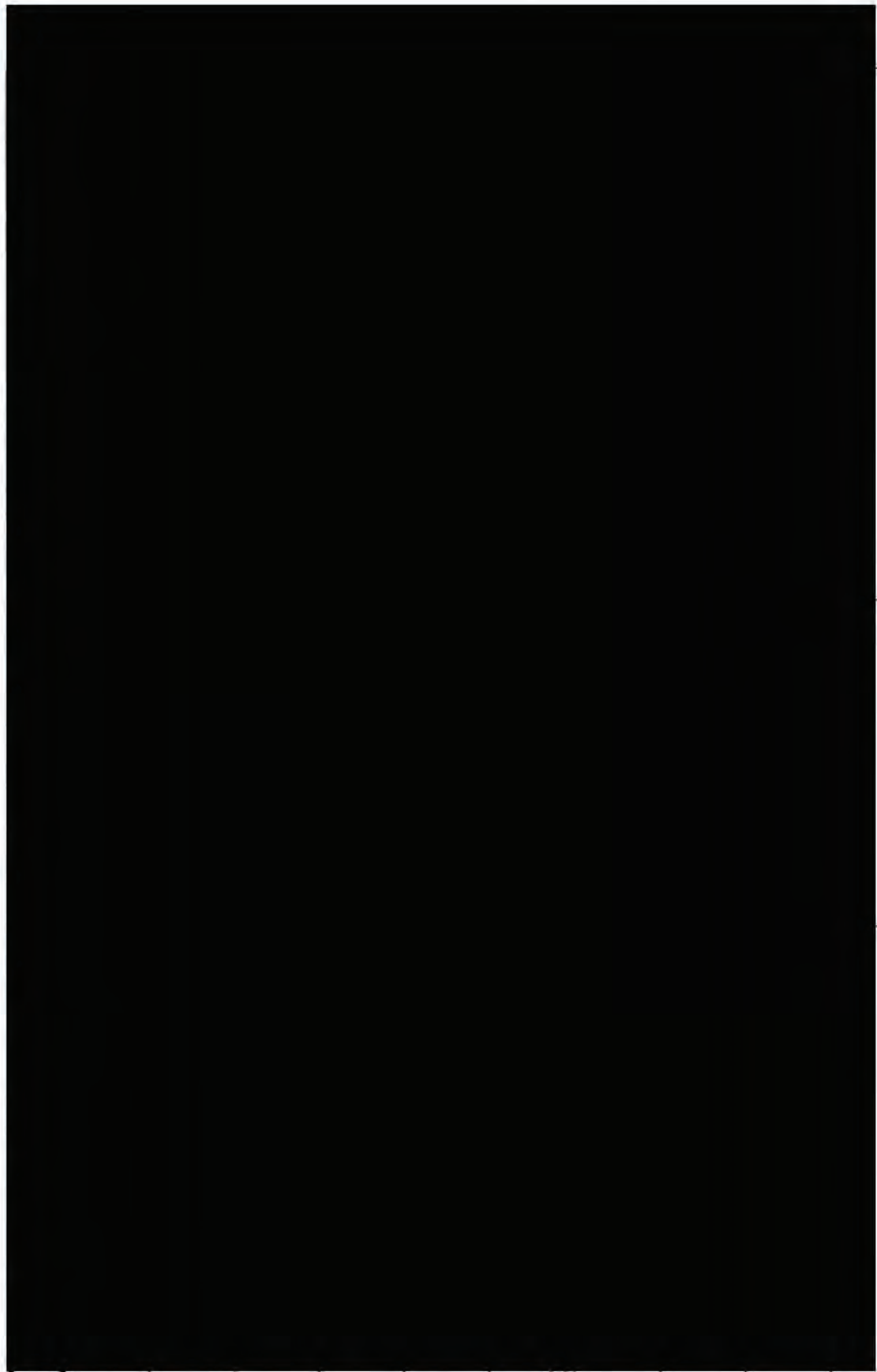
SIGN-IN

K. HOVNANIAN HOMES

NORTHWEST CORNER OF HAPPY VALLEY ROAD AND 95TH AVENUE, PEORIA, AZ
NEIGHBORHOOD OPEN HOUSE MEETING

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

NAME (Please Print)
1. Tedal Smith
2. Ben Deeme
3. Mindy Freeman
4. Stew Devine
5. Yvonne Dew
6. Matt Bullack
7. Amy Dufky
8.
9.
10.



SIGN-IN

K. HOVNIANIAN HOMES

NORTHWEST CORNER OF HAPPY VALLEY ROAD AND 95TH AVENUE, PEORIA, AZ
NEIGHBORHOOD OPEN HOUSE MEETING

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

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
61. TRACY KOPP	[REDACTED]	[REDACTED]	[REDACTED]
62. MARIE WELLYNG			
63. BOB MYERS			
64. BILL FREEMAN			
65. ZACK NIEMEYES			
66. JEM NIEMEYES			
67.			
68.			
69.			
70.			

SIGN-IN

K. HOVNANIAN HOMES

NORTHWEST CORNER OF HAPPY VALLEY ROAD AND 95TH AVENUE, PEORIA, AZ
NEIGHBORHOOD OPEN HOUSE MEETING

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

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
61. Will? Matt Jeziorak	[REDACTED]	[REDACTED]	[REDACTED]
62. Linda Goodbrake			
63. Craig Goodbrake			
64.			
65.			
66.			
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 29TH, 2025 – 6:00 PM – SUNSET HEIGHTS ELEMENTARY SCHOOL – CAFETERIA - 9687 W ADAM AVE, PEORIA, AZ 85382. (1)





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


Travesio

DESERT LANDS CONSERVATION REPORT

Natural Open Space Plan Exhibit D



LEGEND	
	Provided NOS / Revegetated Area Open Space 8.44 acres
	Active Open Space 6.51 acres
	Passive Open Space 1.30 acres
	Streetscape / Passive Open Space 2.11 acres
Total 18.36 acres	

PROPOSED DESIGN	
	Travesio Gross Area 56.10 ac
	Total Required NOS 8.42 ac 15.0%
	Total Provided NOS 8.44 ac 15.04%

Travesio

Rendered Site Plan On Aerial Exhibit B

TRAVESIO Happy Valley & Lake Pleasant			
GROSS AREA		56.10 AC	
LOT SIZE	73' X 100'	LOT YIELD	12
	83' X 100'	LOT MIX %	9%
	60' X 100'		7%
YIELD TOTAL		117	84.17%
GROSS DENSITY		139	100%
GROSS DENSITY		2.48 DU/AC	
TRACT AREA		ACREAGE	%
O.S.		17.11	30.49%
GAS EASEMENT		1.25	2.23%
TOTAL TRACT AREA		18.36	32.72%

