

Chair
Joysaphine
Waitman-
Powell

Vice-Chair
Layla
Villasenor

Secretary
Vacant

Member
Nate Cottrell

Member
Julie Egea

Member
Tony Feiter

Member
Emilio Gaynor

Planning and Zoning Commission Meeting Notice & Agenda

Thursday, December 11, 2025

Peoria Public Safety Administration Building

Peoria Room

8351 W. Cinnabar Avenue

Peoria, AZ 85345



Regular Meeting 6:00 PM

Convene

Opening Statement

Roll Call

Final Call to Submit Speaker Request Forms

NOTE: The City of Peoria Boards and Commissions may go into Executive Session at any time during this meeting pursuant to A.R.S. 38-431.03(A)(2) for the purpose of discussion or consideration of records exempt by law from public inspection, including the receipt and discussion of information or testimony that is specifically required to be maintained confidential by state or federal law, and pursuant to A.R.S. 38-431.03(A)(3) for the purpose of discussion or consultation for legal advice with the attorney or attorneys of the public body.

Consent Agenda

CONSENT AGENDA: All items listed on the Consent Agenda are considered to be routine or have been previously reviewed by the Commission, and will be enacted by one motion. There will be no separate discussion of these items unless a Commission member so requests; in which event the item will be removed from the General Order of Business, and considered in its normal sequence on the Agenda.

Consent

1 C Disposition of Absence

Discussion and possible action to approve/excuse the absence of Commissioner Julie Egea from the November 20, 2025, meeting.

2 C Minutes

Discussion and possible action to approve the minutes of the November 20, 2025, meeting.

Regular Agenda

REGULAR AGENDA: All items listed on the Regular Agenda are considered public hearing items subject to separate discussion and action by the Commission unless indicated otherwise by the Commission Chair or by the agenda item description. The order in which the following items are heard may be altered at the discretion of the Commission Chair.

New Business

3 R Lone Mountain & 135th Avenue: Rezone (Z25-04)

Discussion and possible action to rezone approximately 280-acres from Suburban Ranch (SR-43) to Planned Area Development (PAD) to facilitate the development of up to 655 single-family residential lots. The site is located south of Lone Mountain Parkway and the 135th Avenue alignment.

4 R Travesio: Minor General Plan Amendment (GPA25-05)

Discussion and possible action to amend the General Plan Land Use designation for approximately 4.7 acres of the subject site from Mixed Use Neighborhood Village to Traditional Residential (*2 to 5 dwelling units per acre*).

5 R Travesio: Rezone (Z25-10)

Discussion and possible action to rezone approximately 51.8 acres from Suburban Ranch 43 (SR-43) to the Travesio Planned Area Development (PAD) to allow for a 139-lot subdivision. The site is located at the NWC of 95th Avenue & Happy Valley Road.

Call To The Public (Non-Agenda Items)

Your comments pertaining to the Planning and Zoning Commission business are welcome. However, if you wish to address the Planning and Zoning Commission, please complete a Speaker Request Form and return it to the clerk before the call to order for this meeting. Boards and Commissions are not authorized by state law to discuss or take action on any issue raised by public comment until a later meeting.

Reports from Staff

6. Upcoming Commission Meetings

7 R Reports

Planning and Zoning Commission Updates and Report of Current Events:

Planning and Zoning Commission members will give updates on relevant events and activities they have attended since the last meeting. These items are for information only - no action will be taken.

Adjournment

NOTE:

Documentation (if any) for items listed on the Agenda is available for public inspection, a minimum of 24 hours prior to the Board/Commission Meeting, at any time during regular business hours in the Office of the City Clerk, 8401 W. Monroe Street, Room 150, Peoria, AZ 85345.

Accommodations for Individuals with Disabilities. *Alternative format materials, sign language interpretation and assistive listening devices are available upon 72 hours advance notice through the Office of the City Clerk, 8401 West Monroe Street, Peoria, Arizona 85345 - Phone: (623) 773-7340 or FAX (623) 773-7304. To the extent possible, additional reasonable accommodations will be made available within the time constraints of the request. The City has a TDD line where accommodations may be requested at: (623) 773-7221.*

Public Notice

In addition to the Board/Commission members noted above, one or more members of the Peoria City Council or various other Boards and Commissions may be present to observe this meeting as noticed on this agenda.

Planning and zoning commission meetings can be viewed live on Channel 11 (Cox Cable) and are available for viewing on demand at <https://www.peoriaaz.gov/government/departments/planning-and-zoning/planning-and-zoning-videos>.

PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
PUBLIC SAFETY ADMINISTRATION BUILDING
NOVEMBER 20, 2025

A meeting of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 8351 W Cinnabar Avenue, Peoria, AZ, in an open and public session at 6:00 p.m.

Members Present: Chair Joysaphine Waitman-Powell, Vice-Chair Layla Villasenor, Commissioners Emilio Gaynor, Nate Cottrell, and Tony Feiter.

Members Absent: Commissioner Julie Egea.

Others Present: Chris Jacques – Planning Director, Lorie Dever – Deputy Planning Director, Cody Gleason – Planning Manager; Chris Klemminich - Assistant City Attorney; Tim Eiden – Deputy Director of Communications; John Lutz – Digital Media Audio Video Specialist; Bret Edson – Digital Media Specialist; and Christie Duffy – Management Specialist.

Audience: Planning Staff: Sarah Dircks, Elias Valencia, Eric Cook, Jacob Herrera, Evan Spencer; and no members of the public.

Note: The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.

CONSENT AGENDA: All items listed on the Consent Agenda are considered to be routine or have been previously reviewed by the Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commission member requests; in which event the item will be removed from the General Order of Business and considered in its normal sequence on the Agenda.

1 C Minutes

Discussion and possible action to approve the minutes of the November 6, 2025, meeting.

COMMISSION ACTION:

A motion was made by Vice-Chair Villasenor and seconded by Commissioner Cottrell, to approve the Consent Agenda.

Upon tabulation of votes, it showed:

AYES – Waitman-Powell, Villasenor, Cottrell, Feiter, Gaynor.

NAYS – None.

ABSENT – Egea.

Motion carried unanimously.

REGULAR AGENDA

2 R **Peoria Innovation Core Entitlement Update**

Presentation and discussion regarding the progress of the entitlement work for the Peoria Innovation Core (PIC), identification of next steps, and addressing any questions at this stage of the process. This item is for discussion only; no action will be taken.

Planning Director Chris Jacques delivered a PowerPoint update on the Peoria Innovation Core (PIC), a major long-term planning and entitlement initiative developed in collaboration with the Arizona State Land Department (ASLD). The project is designed to align future growth in North Peoria with City Council priorities and create a unified, strategic vision for development.

Economic Development Context

Peoria currently lacks a strong jobs center and has limited vacant private land for development. Most of the labor force commutes out of the city. The plan supports Council-established economic goals to expand Peoria's economic drivers, increase workforce opportunities, and enhance tourism-related revenue.

Arizona State Land Partnership

- ASLD manages 9.2 million acres statewide, with revenues benefiting K–12 schools.
- The City entered into an Intergovernmental Agreement (IGA) with ASLD on Dec. 17, 2024.
- Under the IGA, the City will lead land planning, zoning, and infrastructure coordination for the PIC.
- The PIC area includes **7,280 acres** of State Trust Land east of the Agua Fria River.

Planning & Team Structure

- Kimley-Horn was selected for land planning and master planning work (Notice to Proceed: March 25, 2025).
- The City is preparing a Planned Community District (PCD) and technical reports and will act as lead in entitlement efforts.

Key Planning Determinants

Major factors shaping the plan include river/wash corridors, canals, utility infrastructure, slopes, environmentally sensitive areas, and access constraints. Roughly one-third of the PIC is not developable due to environmental protection and floodplain considerations.

Land Use Framework

The PIC is divided into **three Core Areas** using flexible “bubble plan” land use categories:

- **Core 1 (1,900 acres – south of Loop 303):** Traditional and suburban residential, transitioning to urban densities and mixed-use near Loop 303 and Lake Pleasant Parkway. Employment and commercial uses preserved along key highway frontages.

- **Core 2 (845 acres – City-owned property):** Obtained through public auction in August, 2025; anchored by Amkor employment uses. Includes commercial and regional mixed-use opportunities.
- **Core 3 (4,555 acres – north of CAP Canal):** Large future-planning area. Potential for employment/industrial uses, a master-planned community near SR-74/Lake Pleasant, and mixed commercial/residential areas. Constraints include utility corridors and floodplains.

Public Engagement & Communications

A dedicated PIC project website will host materials, FAQs, and a virtual information session. It is scheduled to go live by Thanksgiving.

Next Steps & Upcoming Milestones

- Study Session: Nov. 20, 2026
- Project Website Live: Mid-November
- Virtual Information Session: Mid-November
- PCD Zoning Filing: December
- Community Meeting: Mid-January 2026
- Public Hearings:
 - Planning & Zoning Commission – Feb. 19, 2026
 - Planning & Zoning Commission – Mar. 5, 2026
 - City Council – Mar. 17, 2026

COMMISSION COMMENTS:

Commissioner Cottrell asked whether the land required annexation; Director Jacques confirmed it is already within the city limits. Commissioner Cottrell also requested clarification on Core 2 and the State's role in infrastructure. Director Jacques explained that most of the PIC area is zoned General Agricultural, with some existing PAD zoning, and will transition to PCD zoning. He added that the IGA includes a reimbursement strategy allowing the City to design and install infrastructure and be reimbursed through future land auctions.

Vice-Chair Villasenor expressed appreciation for the commercial land emphasis, noting its alignment with the city's employment goals. She asked about potential housing yield, and Director Jacques explained the plan is flexible and market responsive. She also recommended holding two neighborhood meetings and asked about the noticing area. Director Jacques stated that, in addition to standard noticing requirements, information will be shared through the Office of Communications, social media, and Councilman Bullock's office.

Chair Waitman-Powell emphasized the value of increased community engagement, noting that a more collaborative approach could help reduce opposition to future projects.

Commissioner Feiter commended City leadership and staff for advancing a strong vision for Peoria's future. He noted that approximately 85% of residents currently commute out of the city for work. Director Jacques added that establishing a job center within Peoria is essential for attracting additional employment opportunities and services.

PUBLIC COMMENTS: None.

Call to the Public (Non-Agenda Items): None.

Reports from Staff

3 Upcoming Commission Meetings

Planning Manager Cody Gleason expressed appreciation for the Commission's time and efforts and noted that the Planning Department provided pie as a gesture of thanks. He also announced that due to the holidays, the Commission will hold only one meeting in December, scheduled for December 11. The following meeting is set for January 15, 2026.

4 Reports: None.

Planning and Zoning Commission Updates and Report on Current Events: Chair Waitman-Powell shared that she had the opportunity to visit the Veterans Honor Wall in Peoria on Veterans Day.

Adjournment: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 6:53 p.m.

Joysaphine Waitman-Powell, Chair

Submitted by Christie Duffy

Date

Date



PLANNING AND ZONING COMMISSION REPORT

Meeting December 11, 2025

Date:

Agenda Item: 3R

Case Name: Lone Mountain & 135th Avenue: Rezone (Z25-04)

General Application Information

Proposal:

Request to rezone approximately 280-acres from Suburban Ranch (SR-43) to Planned Area Development (PAD) to facilitate the development of up to 655 single-family residential lots.

Location:

South Lone Mountain Parkway and the 135th Avenue alignment

Project Acreage:

Approximately 280-acres

Applicant:

Kurt Jones of Tiffany & Bosco P.A. on behalf of Shea Homes

ATTACHMENTS:

Description

Staff Report

Exhibit 1 - Conditions of Approval

Exhibit 2 - Vicinity Map

Exhibit 3 - Context Map

Exhibit 4 - General Plan Land Use

Exhibit 5 - Zoning Map

Exhibit 6 - Narrative

Exhibit 7 - PAD Standards and Guidelines Report

Exhibit 8 - Conceptual Master Plan

Exhibit 9 - Citizen Participation Plan

Exhibit 10 - Public Correspondence

Exhibit 11 - Area Density Map



PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date: 12/11/2025

Agenda Item(s): 3R

TO: Planning and Zoning Commission
THROUGH: Chris M. Jacques, AICP, Planning Director
FROM: Sarah Dircks, AICP, Senior Planner
SUBJECT: Lone Mountain & 135th Avenue: Rezoning (Z25-04)
s/o Lone Mountain Road and 135th Avenue

PROPOSAL

The applicant is requesting a Rezone to facilitate the development of a 655 single-family residential development.

APPLICATION INFORMATION

Case Numbers Z25-04
Applicant Tiffany & Bosco P.A. on behalf of Shea Homes
Request **Rezoning (Case Z25-04):** Request to rezone approximately 280-acres from Suburban Ranch 43 (SR-43) to Planned Area Development (PAD).

BACKGROUND AND CONTEXT

SUBJECT SITE:

The subject site is approximately 280 acres of undeveloped land that was recently auctioned off by the Arizona State Land Department (ASLD). The site is an irregularly shaped parcel that contains an isolated hillside area at the northeastern end of the site, and wash corridors that traverse the property from northwest to southeast. The site is located south of Lone Mountain Road and the 135th Avenue alignment, as depicted in **Exhibit 2 Vicinity Map**.

CONTEXT:

The subject site abuts both vacant land as well as existing single-family residential communities. The Vistancia master planned community borders the subject development along the north and eastern edges. Trilogy West, Haciendas at White Peak, Haciendas 5, and the Cowley subdivisions are located south and east of the subject site. Further to the west is a vast area of undeveloped State Trust land (**Exhibit 2 Vicinity Map**). From a regional perspective, the site is bounded by Lone Mountain Road to the north, a designated arterial. Along the southern boundary of the site is the Dixileta Drive alignment, also a designated arterial roadway. Both roadways will eventually provide connectivity to State Trust Land to the west and the City of Surprise. Through the center of the site is the 135th Avenue alignment, a designated arterial roadway. This segment will provide access between Lone Mountain Road and Ridgeline Road.

Existing developments abutting the subject site are built with a gross density ranging between 1.6 to 4.3 dwelling units per acre (du/ac). The proposed gross density of the subject site is approximately 2.3 du/ac with most portions of the site identifying a density that is lower than the abutting residential subdivisions (**Exhibit 11**). Compatibility with the existing adjacent developments is discussed in further detail within the analysis section of this report.

STATE LAND BACKGROUND:

The Arizona State Land Department (ASLD) manages approximately 9.2 million acres of State Trust Land (or “State Land”) statewide. Since statehood, its mission has been to manage the assets of a multi-generational perpetual trust in alignment with the interests of the underlying thirteen (13) public beneficiaries. Trust land is not “public land”, yet it is often erroneously associated with public lands reserved for recreation and open space, such as national parks or forests.

The Arizona State Land Department (ASLD) was established to manage the Arizona State Trust lands granted to Arizona by the Federal government at the time of statehood. As such, ASLD manages the land and resources on approximately 9.2 million acres across the state, of which approximately 55 square miles of land is within Peoria’s municipal planning area. Trust lands must be managed to generate revenue for its 13 beneficiaries, with Arizona’s K-12 schools (“common schools”) as the largest beneficiary. ASLD serves as the fiduciary for the Trust and is required under the Arizona Constitution to receive maximum value for the sale or lease of Trust lands for the benefit of the Trust. With the constitutional mandate in mind, ASLD seeks to auction sites when they believe the land has reached its maximum value.

APPLICANT’S PROPOSAL

The applicant seeks to develop up to 655 single-family residential lots on an approximately 280-acre property by rezoning the property from the existing Suburban Ranch 43 (SR-43) zoning district to a Planned Area Development. The proposed development contemplates a mix of lot sizes that allows for variation throughout the development. More specifically, lot sizes have been designed to increase as they approach the southwest corner of the site, adjacent to the Haciendas at White Peak community. Additionally, the proposed development seeks to preserve sensitive natural features on the site, such as hillsides and washes, enhance pedestrian connectivity within and around the surrounding area, all while providing context sensitive transitions to adjacent existing development.

STAFF ANALYSIS

As with any request to amend the entitlement for a property, the city evaluates the appropriateness of the request by evaluating a multitude of elements such as the physical features of the site, availability of infrastructure, the housing needs of the city, and the character of the area. These measures are evaluated for conformance with the goals and policies within the General Plan, and City Council priorities which function as a proxy for the will of the citizens. As a starting position, the city reviews the entitlement history for the site. The following salient findings are noted below.

ENTITLEMENT HISTORY:

- On January 25, 1994, a larger area encompassing the site was annexed into the City of Peoria through Ordinance No. 94-03. Upon annexation, initial zoning of Suburban Ranch (SR-43) was applied to the site pursuant to State Statute. The site has remained undeveloped since annexation.
- The General Plan Land Use designation on the site has maintained a residential disposition since its incorporation into the City’s Planning Area and currently contains designations of Traditional Residential (2-5 du/ac) and Estate Density Residential (0-2 du/ac) along with Park Open Space

which covers the washes that traverse the property.

- On November 25, 2024, the Arizona State Land Department held a public auction for the site. The Shea Homes Limited Partnership (applicant) was the successful bidder.

GENERAL PLAN BACKGROUND:

The Peoria General Plan is a long-range document that provides a vision and policies for the growth and development of the city. The land use designation of the site was previously designated primarily *Estate Residential* (0-2 du/ac), with a small area of the site located south of Lone Mountain Road and south of the Vistancia G-1 Parcel with a *Low Density Residential* (2-5 du/ac) land use designation. As part of the 2019 comprehensive update to the General Plan the area was designated as Traditional Residential (2-5 du/ac) on the majority of the site. The balance of the site in the southwest corner, across the wash, contains a designation of Estate Residential (0-2 du/ac) as identified in **Exhibit 4 – General Plan Land Use Map**. The latter classifications remained in place with the November 2020 voter ratification of the General Plan.

The southernmost of the two washes serves as a natural divide, and as such a practical delineation for the lower density land use designation of Estate Residential. The proposed PAD provides for a range of lot sizes and seeks to provide densities and housing types that align with the existing General Plan Land Use Map as well as the adjacent existing developments. (**Exhibit 11 - Dwelling Unit Per Acre Map**)

PLANNED AREA DEVELOPMENT (PAD):

Given the existing terrain of the site, a conventional zoning district would limit design options on the site. Instead, the Planned Area Development (PAD) zoning district allows development to customize development standards to better react to natural features such as hillside areas and wash conditions, thus providing more meaningful open space areas for residents, while allowing lot sizes to mirror the surrounding neighborhood character. The ultimate layout of the site is subject to further review and refinement through a separate administrative Preliminary Plat (Case P25-09) which is currently under review by the city and dependent upon the outcome of this case.

CONCEPTUAL LAYOUT:

The conceptual layout identifies primary and secondary vehicular access into the subject site from Lone Mountain Road, 135th Avenue and Dixileta Drive (**Exhibit 8 – Conceptual Master Plan**). The easternmost vehicular connection to Lone Mountain is approximately midway between the 135th Avenue alignment and Vistancia Boulevard. The western access from the site on to Lone Mountain Road is the 135th Avenue alignment. The primary entry into the development is proposed from 135th Avenue off of Lone Mountain. This entryway is located along a natural wash feature and provides access to the entire subdivision.

SUB-ZONES AND DEVELOPMENT STANDARDS

Context is a central theme throughout the PAD. Key provisions identify protections for existing hillside and wash conditions that are present on the property. Additionally, the standards within the PAD require a range of lot sizes across the development that align with the land use designations present on the site,

as well as the adjacent existing development lot sizes and densities. More specifically, the PAD calls for 3 sub-zones that would designate a range of lot size minimums ranging from 5,000 to 9,000 square feet. In several instances these sub-zones require lot size minimums and lot widths that are greater than the adjacent existing developments:

Lone Mountain and 135 th Avenue PAD Development Standards			
Development Standard	Sub-Zoning District		
	LM-1	LM-2	LM-3
Minimum Lot Size (Square Feet)	5,000	6,000	9,000
Minimum Lot Width (Feet)	45	45	50
Maximum Building Height (Feet)	30*	30	30*
Rear Setback (Feet)	15	15	15

* 1-story and 25 height restriction on lots abutting Vistancia Parcel G-1 and Trilogy West Parcel C48

To provide context on how these proposed development standards relate to the surrounding residential communities, the table below provides applicable standards, such as lot dimensions and building height for the immediate adjacent parcels. More specifically, the minimum lot widths and lot area contemplated for the subject site are in alignment within the adjacent portions of Vistancia and Trilogy West as indicated below:

Community Comparison					
		Min. Lot Size (Square Feet)	Min. Lot Width (Feet)	Max Height (Feet)	Year Established
Vistancia	VRD-4 (Parcel G-3)	3,400	40	30 / 2 Stories	2001
	VRD-5 (Parcel A-1)	5,000	40		
	VRD-6 (Parcel G-2, G-4, G-10)	6,000	45		
	VRD-10 (Parcel G-1)	10,000	60		
Trilogy West		5,000	40	30 / 2 stories	2013
Haciendas at White Peak		6,000 8,000	53 65	30	2017

As shown above, the PAD entitlements in the surrounding area and the proposed development standards are aligned in order to provide a continuation of the established character for the area.

OPEN SPACE & AMENITIES

The proposed development standards require additional open space than what would traditionally be required in a Suburban Ranch 43 (SR-43) subdivision. This additional open space is as in response to several natural features on site that are intended to be preserved as a part of the development plan. These

features include two (2) washes that cross the site from northwest to southeast, as well as a hillside area at the north end of the site that is intended to remain in place. The smaller low flow wash runs along the future 135th Avenue alignment and is proposed to contain a soft surface trail along the edge of the west side of the wash as depicted within the Open Space and Parks Master Plan within the PAD (**Exhibit 7 – PAD Standards and Guidelines Report: Exhibit 4.1B**). These wash corridors and hillside areas will maintain significant open space areas and function as wildlife corridors through the development. The wash corridors will also serve as pedestrian pathways and connections throughout the development due to the required trails identified within the PAD.

The PAD calls for a minimum of 35% of the site to be open space, whereas city regulations require 15%. This results in over 90 acres of the site to be maintained as open space, with approximately 6.5 acres maintained as undisturbed hillside area. All open space areas will be maintained by the HOA but will remain publicly accessible. Within the open space areas, there is a requirement for three (3) private pocket parks.

PERIMETER RELATED CONSIDERATIONS

Within a single-family residential context, a landscape buffer would not be required between residential lots. In effort to address public comments from neighboring residents the PAD identifies a minimum landscape tract between existing residential developments and the proposed lots to provide for a context sensitive transition for those adjacent existing residents (**Exhibit 7 – PAD Standards and Guidelines Report: Exhibit 4.1B**). The PAD anticipates a 25-foot landscape area on the eastern property line of the subject site adjacent to Vistancia Parcel A-1 (**Exhibit 3 - Context Map**). The PAD also contemplates a 41-foot-wide landscape area between the subject site and the southern property line abutting Trilogy West. Trilogy West currently has an existing 24-foot-wide landscape tract on the Trilogy West subdivision. The combined resulting landscape area between lots would be approximately 65 feet. To the west, the PAD contemplates a 30-foot-wide landscape area adjacent to the existing 20-foot-wide landscape tract within Vistancia Parcel G-1 subdivision (**Exhibit 3 - Context Map** and **Exhibit 7 – PAD Standards and Guidelines Report: Exhibit 4.1B**). The combined resulting landscape area between the lots would be approximately 50 feet.

Based on on-going dialog with surrounding property owners, the developer has identified that provisions within the PAD that will limit lots adjacent to existing single family subdivisions in key areas to 25 feet and 1 story (**Exhibit 7 – PAD Standards and Guidelines Report: Table 3**). The provisions for these limitations will be limited to those areas immediately abutting Trilogy West Parcel C48, and Vistancia Parcel G1 (**Exhibit 3 - Context Map**).

INFRASTRUCTURE

Traffic:

The subject site has street frontage along Lone Mountain Road, 135th Avenue, and Dixileta Drive. Right-of-way improvements will be required to improve the conditions of these roadways in association with

the proposed development. Those improvements will include the requisite half street improvements for Lone Mountain and Dixileta, as well as the connection of 135th from Lone Mountain to Dixileta through the development. As proposed, the associated site improvements would meet the City of Peoria Traffic Impact Analysis (TIA) and Access Management Guidelines. City Traffic Division staff has reviewed the preliminary TIA report and accepted the findings identified. The proposal contemplates traffic signals at both Lone Mountain at Westland Road and Dixileta Road and 135th Avenue. As development plans progress revisions may be required to the TIA through the review of the Preliminary Plat application, with the ultimate approval of the TIA subject to final approval with the Civil Improvement Plans.

Water/Sewer:

Water and sewer facilities exist adjacent to the site and are sized appropriately with available capacity to serve the property as a single-family residential development.

SCHOOL DISTRICT INFORMATION

This property is within the Peoria Unified School District (PUSD) boundary. PUSD was provided with the opportunity to participate in the review of this case. No comments have been received to date. The subject site is within the current boundaries for Lake Pleasant Elementary School and Liberty High School.

COMMUNITY INVOLVEMENT

Public Noticing:

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 (1/4 mile) 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 prior to the Public Hearing.

Neighborhood Meeting:

A minimum of one (1) applicant hosted neighborhood meeting is required in accordance with Zoning Ordinance requirements. The applicant hosted the official neighborhood meeting on June 4, 2025, at Vistancia Elementary School. The meeting was an open house format and enabled residents to view large print outs of the proposed development and speak directly with various team members.

The open house meeting attracted 93 attendees. During the meeting the applicant provided comment cards soliciting public comment for their engagement team to respond to. As a result, the applicant team received 37 comment cards and 5 emails related to their neighborhood meeting.

As discussed more in depth within **Exhibit 9 – Citizen Participation Report** of this staff report, comments received by the public were reviewed and addressed where possible within the PAD standards, design plans, or proposed conditions of approval. In addition to hosting the required neighborhood meeting, the applicant team also conducted smaller meetings with interested neighbors and residential groups. Opposition to the loss of natural open space visible from existing residential lots was frequently identified. To aid in addressing this the development is providing over 90 acres of open space on site through a

combination of natural open space and activated open space within the subdivisions. Another request included reducing building height to 1-story, and to maintain separation between lots and existing homes. The developer has agreed to work with residents to limit some homes along the perimeter of the development to 1-story as detailed Table 3 of the proposed PAD Standards and Guidelines Report (**Exhibit 7**)

Support / Opposition:

At the time of this writing, twenty (20) members of the public reached out to City Staff with letters of written opposition, and nine (9) reached out with a letter of inquiry as shown in **Exhibit 10 – Public Correspondence**. The most frequent comment stemmed from existing residents losing their current view or access to the existing undisturbed land. To clarify misconceptions, background information has been provided to those inquiries regarding the Trust Land and ASLD’s mission. In those instances, staff identified the mandate of the State Land Department is to eventually sell or lease State Trust Land for future development, and that the land has never been intended to remain as natural open space areas. Additional inquiries received centered on providing contextual information regarding the existing surrounding development patterns and explanation on how the proposal aligns with that pattern.

KEY FINDINGS

1. The proposed densities and development patterns align with the intent of the respective land use categories that are present on the site (Traditional Residential 2-5 du/ac, and Estate Residential 0-2 du/ac);
2. The open space provisions and preservation areas within the PAD provide for native area preservation in alignment with the City of Peoria General Plan Goals and Policies;
3. The PAD development standards executed in concert with the *Conditions of Approval* provide for a context-sensitive design solution mirroring adjacent entitlement; and
4. The applicant has furnished a signed and notarized Proposition 207 waiver.

RECOMMENDATION

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

- Recommend **APPROVAL** of Zoning Case **225-04** to the City Council, subject to attached **Exhibit 1** Conditions of Approval.

STAFF CONTACT

Sarah Dircks, AICP
Senior Planner
623-773-7514
Sarah.Dircks@peoriaaz.gov



Conditions of Approval | Exhibit 1

LONE MOUNTAIN & 135TH AVENUE PAD (Z25-04)

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

1. Development and use of the subject site shall substantially conform to the Lone Mountain and 135th Ave PAD Development Standards and Guidelines Report (Exhibit 9) as contained in the staff report to the Planning and Zoning Commission dated December 11, 2025, except as modified below:
 - a. The developer shall provide a revised PAD Standards and Guidelines Report within 30 days of City Council approval of the subject rezoning in alignment with the following requirements:
 - i. The developer shall provide a minimum landscape buffer as follows:
 1. Forty (40) feet as measured from the southern property line of Parcel 1 and 2 as identified in **Exhibit 3: Landscape Buffer and Single-Story Restriction**.
 2. Thirty (30) feet as measured from the western property line of Parcel 3 as identified in **Exhibit 3: Landscape Buffer and Single-Story Restriction**.
 - ii. Building height shall be limited in accordance with the Development Standards Table identified within this PAD except as modified below:
 1. Lots located within 100 feet from the southern boundary of Parcel 2 as identified on Exhibit 3 of this PAD that are directly north of the northernmost row of lots within Trilogy West Phase 4 – Parcel C48 shall be limited to twenty-five (25) feet in height and a maximum of 1 story.
 2. Lots located within 100 feet from the western boundary of Parcel 3 as identified on Exhibit 3 of this PAD that are directly east of the easternmost row of lots within Vistancia Village A – Parcel G1 shall be limited to twenty-five (25) feet in height and a maximum of 1 story.
 2. The Developer shall provide a revised Traffic Impact Analysis (TIA) reflecting the ultimate condition of the development that has been reviewed and accepted by the City Engineering as a part of the civil plan submittal.
 3. The development shall provide traffic control in conformance with the most current approved version of the TIA, unless otherwise approved by the City Engineer.
 4. The developer shall comply with all City of Peoria engineering design standards, policies, codes and requirements at time of development and final engineering submittal.
 5. The developer shall provide the minimum right-of-way (ROW) and public utility easement (PUE) dedications for the following roadway(s) for the entirety of the subject properties frontage:
 - a) 65-foot ROW and 8-foot PUE for the southern half-street of Lone Mountain Road. The ROW dedication shall increase to seventy-five (75) feet within 500 feet of the centerline of the intersection with 135th Avenue.
 - b) 55-foot ROW and 8-foot PUE for each half-street of 135th Avenue
 - c) 55-foot ROW and PUE on north half-street of Dixileta Drive
 6. The developer shall submit a CLOMR and subsequent LOMR to City of Peoria and FEMA for review and approval for any impacts to existing Special Flood Hazard Area floodplains.
-



Conditions of Approval | Exhibit 1

LONE MOUNTAIN & 135TH AVENUE (Z25-04)

7. The developer shall provide a public sewer stub and dedicate a twenty (20) foot public sewer easement to the property boundary that is shared with Vistancia Village A Parcel G1 at the 137th Avenue alignment to allow for future connections from the adjacent development.
8. Dixileta Road shall be designed and constructed in accordance with the City of Peoria adopted Circulation Plan and applicable requirements unless otherwise approved by the City of Peoria City Engineer.

If the alignment deviates from the City's adopted Circulation Plan, the Developer shall be responsible for providing engineering design plans and a sealed engineer's opinion of probable costs for the full right-of-way modified portions of Dixileta Road including any associated improvements and facilities across the frontage of the subject property to the convergence point with the adopted Dixileta Road alignment, unless otherwise approved by the City Engineer.

9. The developer shall design, dedicate and construct the following path/trail connections:
 - a. Provide a 12-foot-wide concrete Multi-Use Path, with an adjacent 4-foot-wide soft shoulder along one side and an adjacent 2-foot-wide soft shoulder along the other side, all within a 25-foot-wide corridor (easement) and to be located along the west/south side of the wash corridor in the southwest corner of the Property.

This Multi-Use Path is to extend northwesterly from Dixileta Road to the Litchfield Road alignment. This Primary Multi-Use Trail is to be privately maintained but publicly accessible.

- b. Provide a minimum 10-foot-wide soft-surfaced (unpaved) Primary Multi-Use Trail, consisting of adjacent 2-foot-wide soft shoulders along both sides of the Trail (rather than a single 4-foot-wide soft shoulder on one side of the Trail), all within a 25-foot-wide corridor (easement). This Primary Multi-Use Trail is to be located along the east/north side of the same wash corridor identified above and is to extend northwesterly from Dixileta Road to the Litchfield Road alignment.

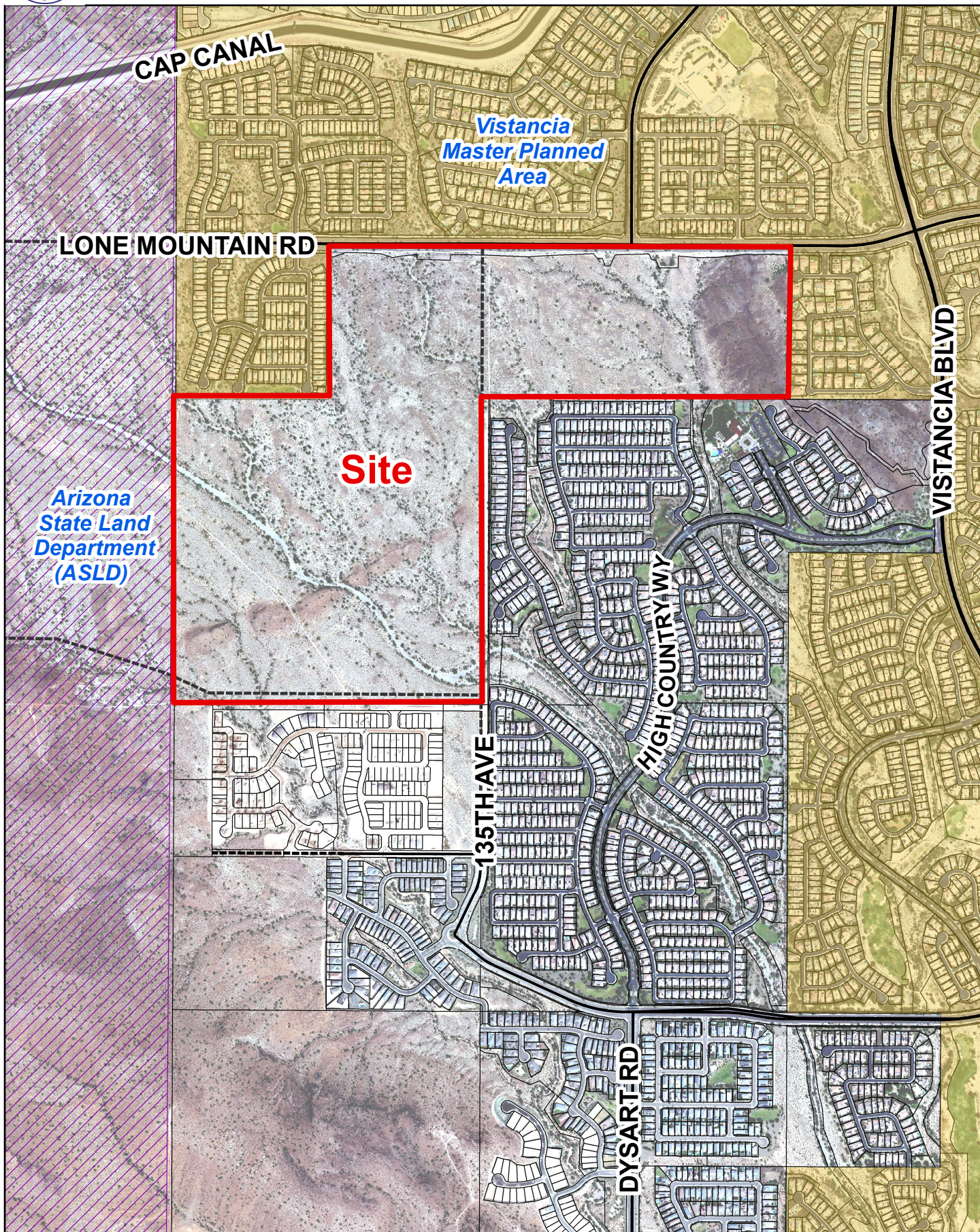
This Primary Multi-Use Trail is to be privately maintained but publicly accessible.

10. At the time of preliminary plat, the developer shall provide multi-point internal connectivity to the Multi-Use Path and Primary Multi-Use Trail noted above, including connectivity to proposed private internal trails, perimeter sidewalks, open space, parks and other amenities. At a minimum, at least two (2) connections shall be provided to each path and trail shall be made from within the project.
-



Vicinity Map | Exhibit 2

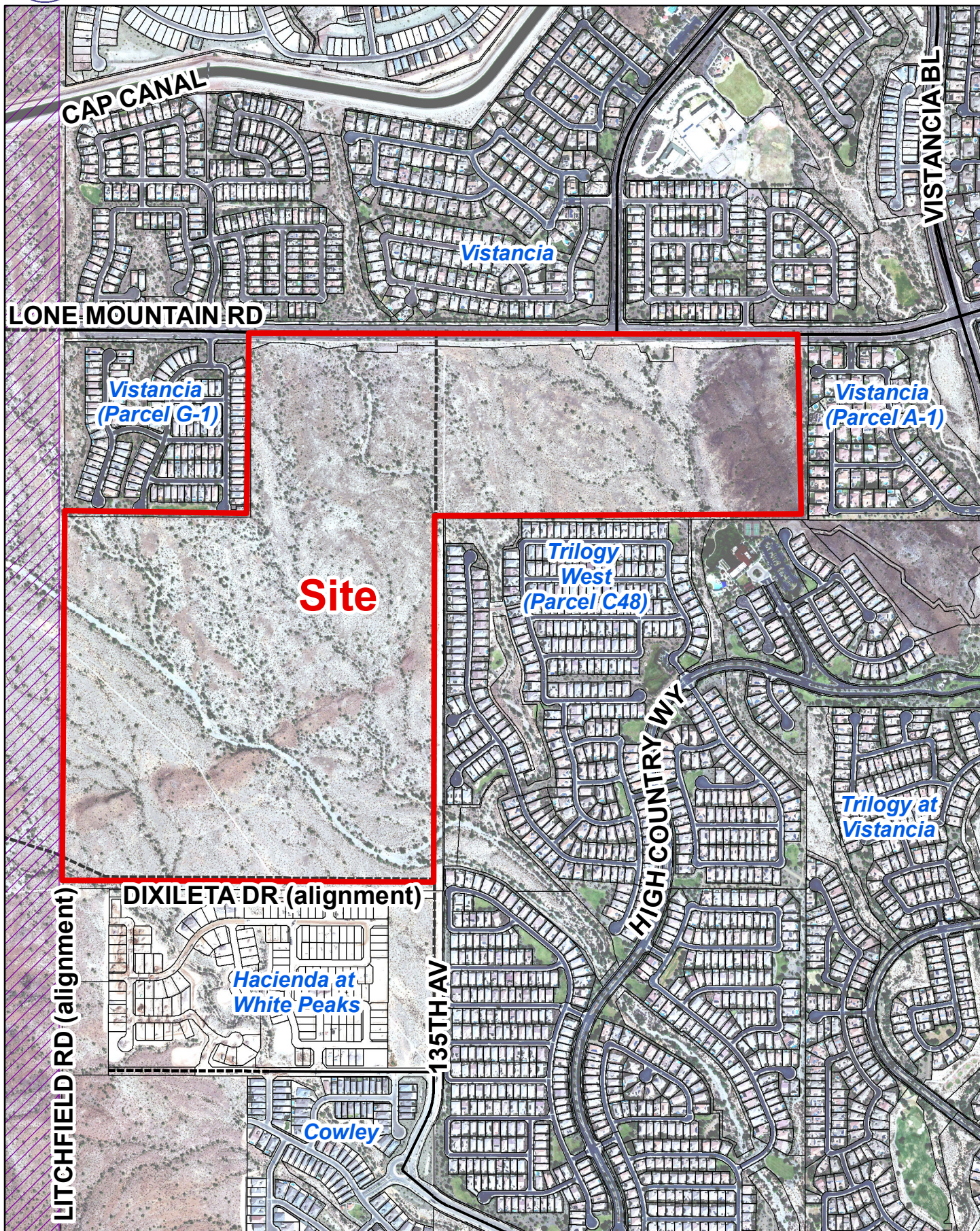
LONE MOUNTAIN & 135TH AVENUE (Z25-04)





Context Map | Exhibit 3

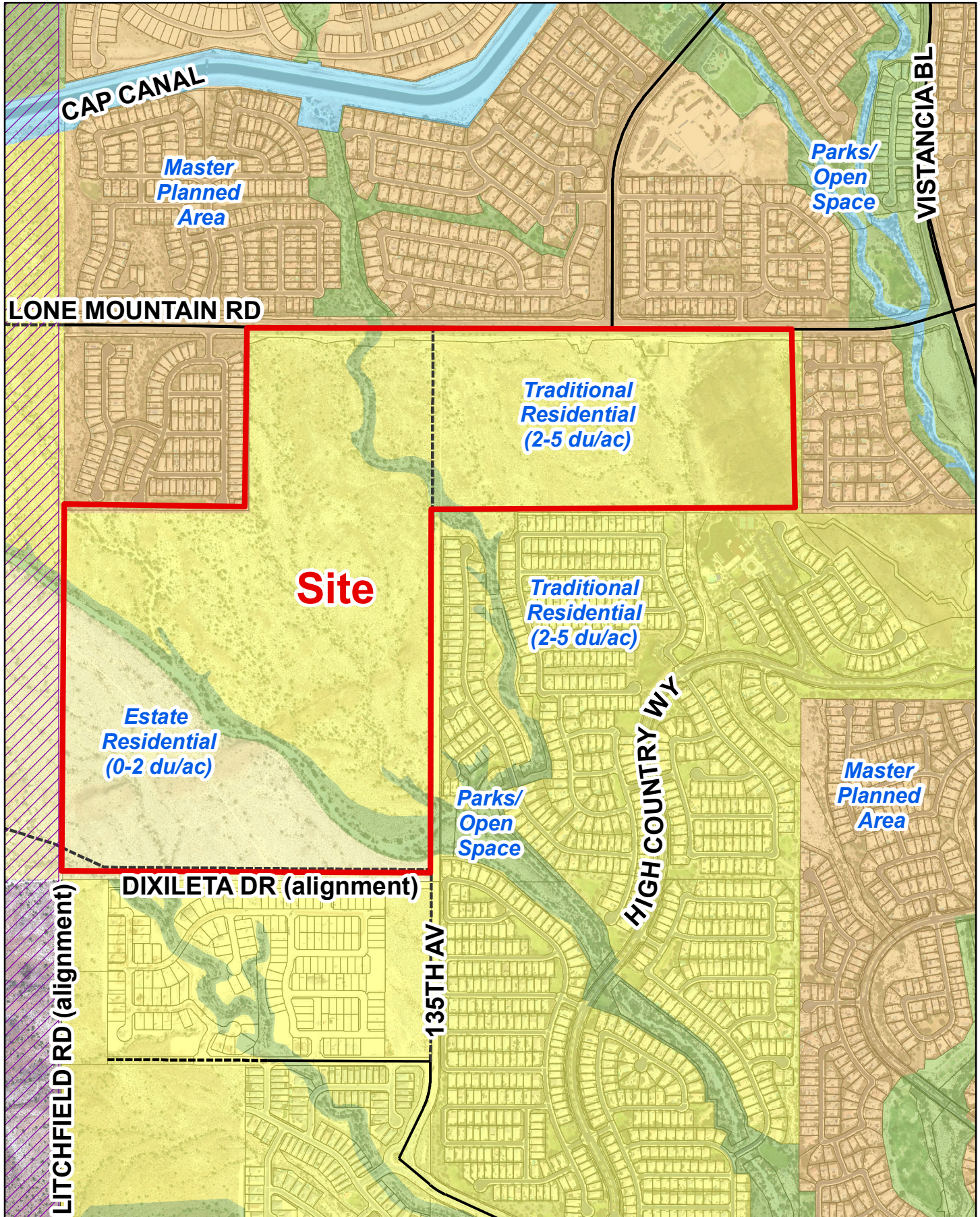
LONE MOUNTAIN & 135TH AVENUE (Z25-04)





General Plan Land Use Map | Exhibit 4

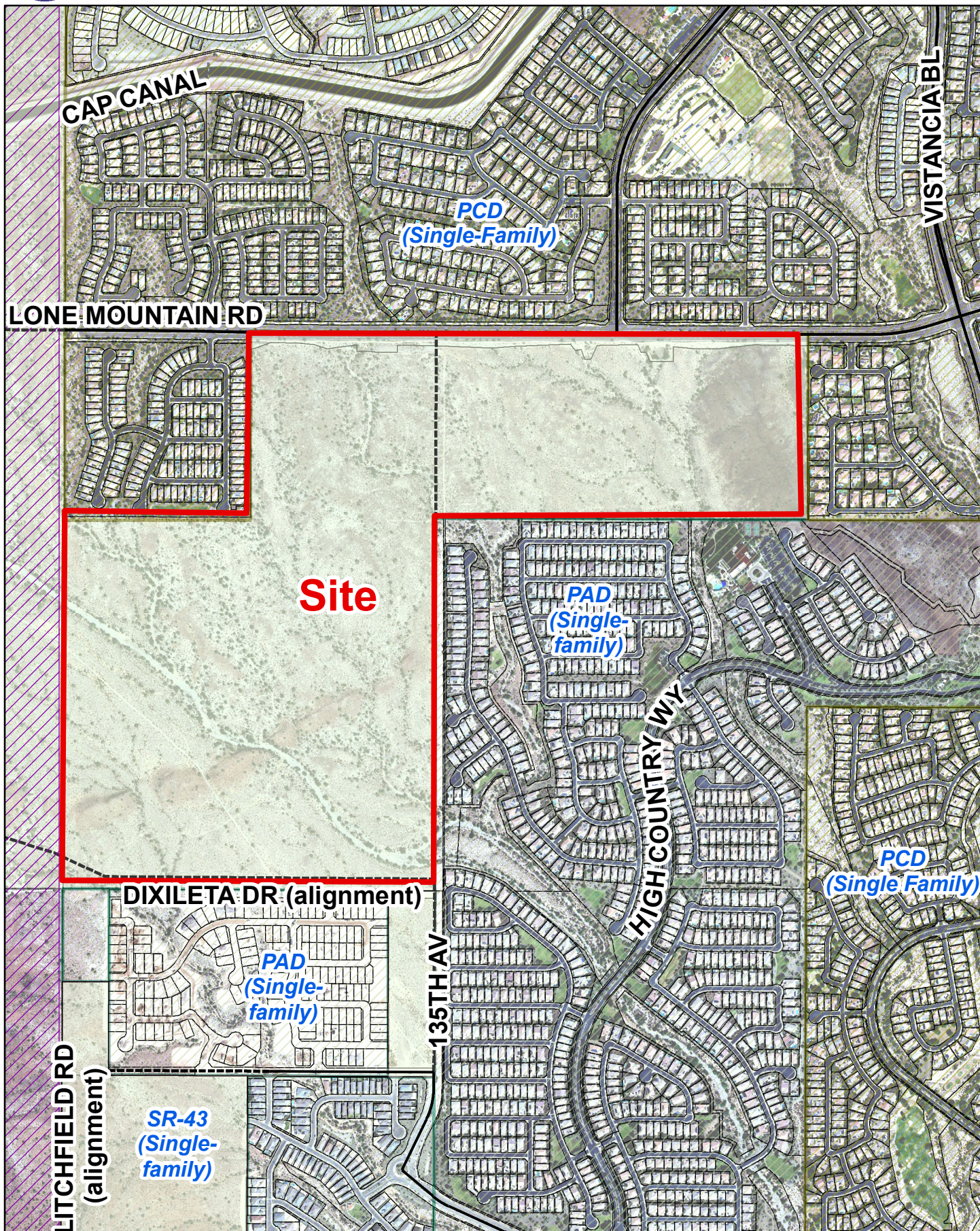
LONE MOUNTAIN & 135TH AVENUE (Z25-04)





Zoning Map | Exhibit 5

LONE MOUNTAIN & 135TH AVENUE (Z25-04)



LONE MOUNTAIN AND 135TH AVENUE

PLANNED AREA DEVELOPMENT (PAD) NARRATIVE



PREPARED: OCTOBER 2025

CASE #
Z25-04

PURPOSE
ESTABLISHING PAD

ORDINANCE #

APPROVAL DATE

Submitted to:
City of Peoria Planning and Community
Development Department
9875 N. 85th Ave,
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Exhibit 6 - Project Narrative

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1. Introduction

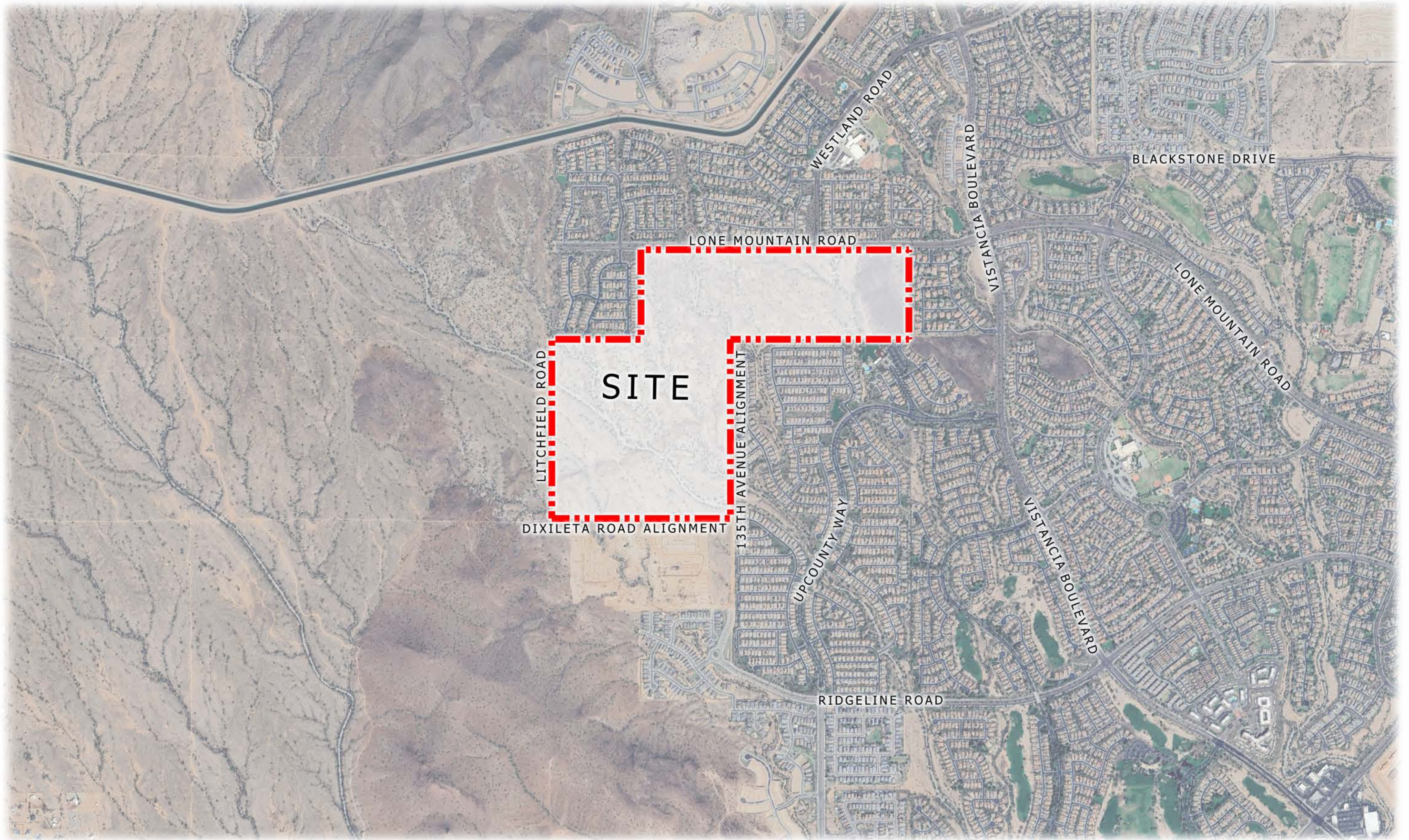
The Lone Mountain and 135th Avenue Planned Area Development (PAD) is a master-planned residential community located south of Lone Mountain Road at the 135th Avenue alignment within the City of Peoria. The Site encompasses approximately 279.68 gross acres (259.98 net acres) and is designed to provide a variety of single-family housing options, integrated open space, and supporting infrastructure. Refer to **Exhibit 1: Vicinity Map** for the general location of the Site.

2. Site Conditions and Location

The Site is currently undeveloped and consists of native desert terrain. Two (2) existing washes direct drainage flows across the Site from north to south and will be incorporated as part of the drainage system. A mounded landform on the eastern portion of the Site and a small hill located in the southern portion will largely remain as open space, with some portions affected by development to accommodate necessary site improvements.

The Site is bordered by existing single-family residential uses to the north and east, while the southern and western boundaries include a mix of undeveloped land and planned residential communities. Refer to **Table 2: Relationship to Surrounding Properties**.

Table 2: Relationship to Surrounding Properties			
Direction	Existing General Plan Land Use Category	Existing Zoning	Existing Use
Site	Traditional Residential, Estate Residential, Park/Open Space	SR-43	Undeveloped land
North	Master Planned Area	PCD	Single-Family Residential
South	Traditional Residential, Park/Open Space	SR-43, PAD	Platted but undeveloped Single-Family Residential
East	Master Planned Area, Traditional Residential, Park/Open Space	PAD, PCD	Single-Family Residential
West	Master Planned Area, Traditional Residential, Park/Open Space	SR-43, PCD	Undeveloped land



3. Land Use and Zoning

3.1 Land Use

The Site's existing land use is designated under the General Plan as Traditional Residential, Estate Residential, and Parks/Open Space. Refer to **Exhibit 2: Existing Land Use Map** for a depiction of the Site's current land use classifications.

3.2 General Plan Conformance

The Lone Mountain and 135th Avenue PAD aligns with the goals, policies, and vision of the PlanPeoriaAZ 2040 General Plan, ensuring that the proposed development supports responsible growth, infrastructure planning, and environmental stewardship. The proposed rezoning and land use modifications are consistent with the City's long-term objectives for balanced, sustainable development.

A. General Plan Goal: Smart Growth – Encourage development that is compatible with surrounding land uses and promotes efficient land use patterns.

1. Response: The proposed PAD achieves densities that align with the General Plan land use designations. The portion of the Site designated as Traditional Residential allows for a density range of two (2) to five (5) dwelling units per acre, and the PAD proposes an approximate density of two and fifty-eight hundredths (2.58) dwelling units per acre. The Estate Residential designation permits a range of zero (0) to two (2) dwelling units per acre, and the PAD proposes approximately one and seventy-one hundredths (1.71) dwelling units per acre in this area. The overall average density across the Site is approximately two and thirty-four hundredths (2.34) dwelling units per acre, demonstrating conformance with the PlanPeoriaAZ 2040 General Plan and consistency with surrounding developed subdivisions. Refer to **Exhibit 2: Existing Land Use Map**, **Exhibit 3: Existing and Proposed Zoning Map**, and **Table 3: Density Analysis** for land use designations and zoning consistency.

B. General Plan Goal: Superior Public Services – Ensure the provision of adequate infrastructure and services to support current and future residents.

1. Response: The PAD ties into existing water, wastewater, and road networks, with modifications outlined in the Master Technical Reports. Infrastructure improvements, including water, sewer, and transportation upgrades, will be constructed as part of the project to ensure adequate service capacity for future residents.

C. General Plan Goal: Healthy Neighborhoods – Promote the development of neighborhoods that offer a high quality of life and access to recreational opportunities.

1. Response: The PAD incorporates a comprehensive open space network with parks, trails, and natural conservation areas. The Parks and Trails Master Plan ensures that all parks are connected via multi-use paths and trails, enhancing walkability and accessibility for residents.

D. General Plan Goal: Environmental Stewardship – Protect and enhance the natural environment, including significant geological formations and drainage ways.

1. Response: The PAD preserves significant natural features, including a large wash in the lower western quadrant of the Site, which will be integrated into the trail system. Another smaller wash north of the traffic circle will also include a trail connection. A geological landform in the northeastern portion of the Site will remain undisturbed to ensure long-term preservation.

E. General Plan Goal: Economic Prosperity – Support land use decisions that contribute to the economic well-being of the community.

1. Response: The PAD introduces new housing on previously undeveloped land, expanding Peoria's resident population and contributing to the local economy by increasing demand for businesses, services, and infrastructure investments. Refer to **Exhibit 3: Existing and Proposed Zoning Map** for planned land use changes.

F. General Plan Goal: Balanced Growth – Ensure that development integrates residential, recreational, and infrastructure needs to create a well-rounded community.

1. Response: The PAD integrates a mix of residential uses, parks, trails, and open space, ensuring a balanced and sustainable community that enhances quality of life while providing critical infrastructure and services.

G. General Plan Goal: Infrastructure and Public Facilities – Plan for efficient and adequate infrastructure to support future growth.

1. Response: The PAD's impact on water, wastewater, and transportation systems has been evaluated in the Master Technical Reports. The project will comply with all City infrastructure requirements to ensure long-term serviceability and capacity.

H. General Plan Goal: Educational Facilities – Coordinate with school districts to plan for future school capacity needs.

1. Response: The Site is located within the Peoria Unified School District, and the anticipated student enrollment impact will be coordinated with the school district to assess capacity needs and mitigation strategies.

I. General Plan Goal: Transportation Connectivity – Enhance transportation networks to ensure safe and efficient mobility.

1. Response: The PAD includes a well-connected, pedestrian-friendly street network, including a roundabout to improve traffic flow and paseos that connect paths to trails. The project prioritizes safe and efficient mobility for vehicles, pedestrians, and cyclists, ensuring compatibility with the regional transportation network.

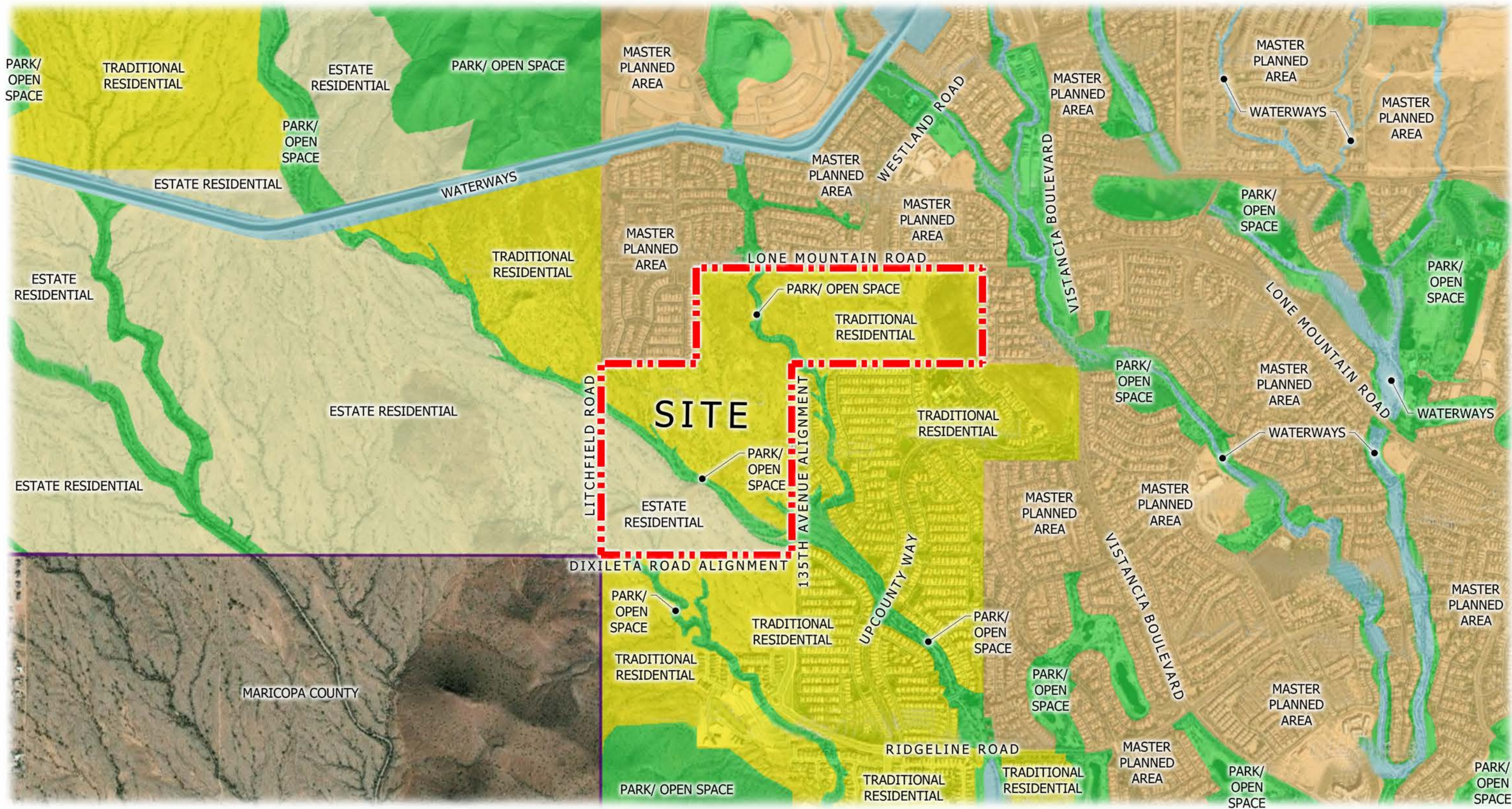
J. General Plan Goal: Public Safety – Foster a safe and secure community through thoughtful design.

1. Response: The PAD incorporates Crime Prevention Through Environmental Design (CPTED) principles, including view fences for residential yards abutting open space and parks to enhance visibility and safety. The parks are located in high-visibility areas to promote community engagement and security.

K. General Plan Goal: Environmental Sustainability – Promote resource conservation and water-efficient practices.

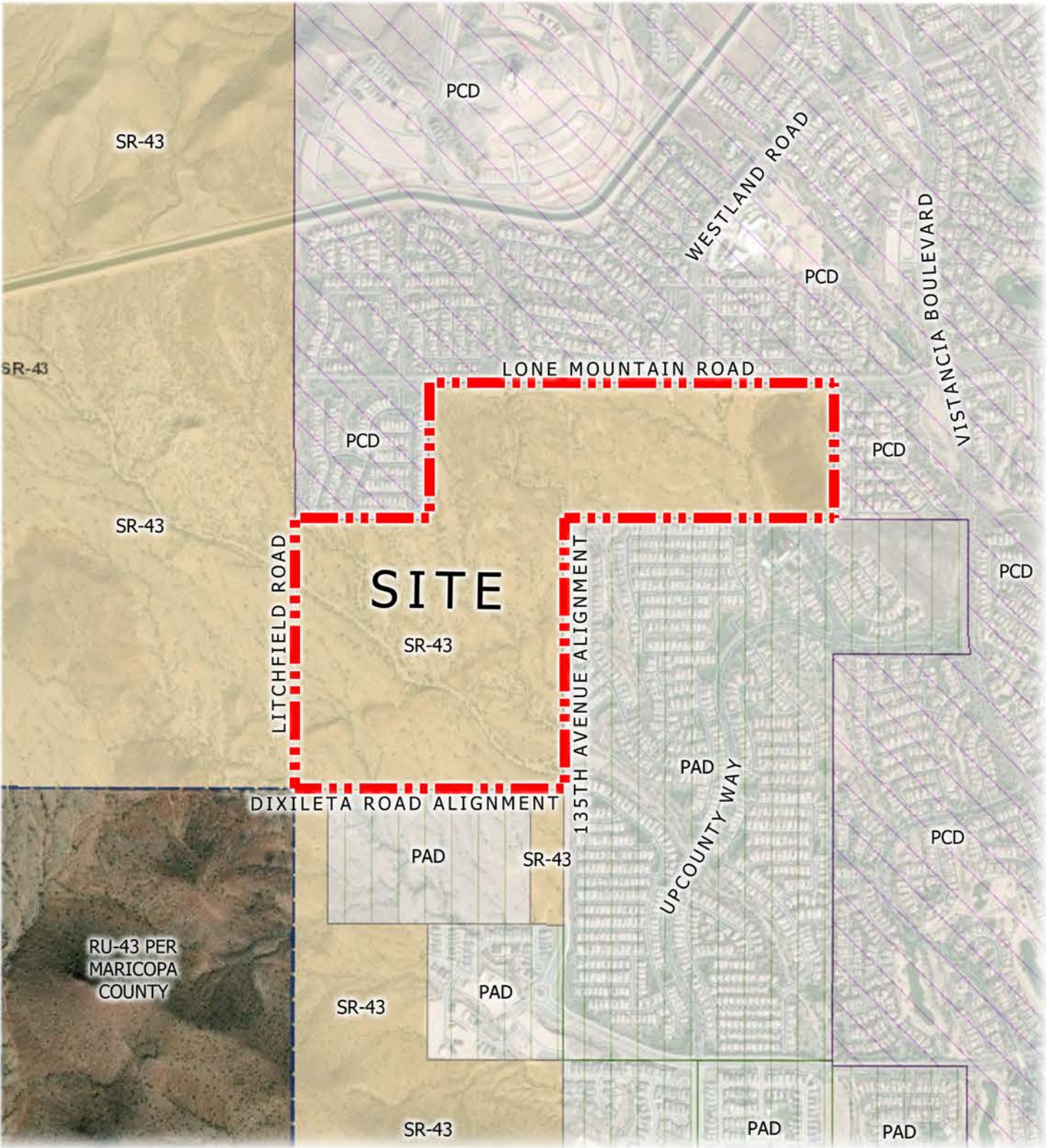
1. Response: The PAD incorporates drought-tolerant native landscaping, drip irrigation systems, and minimal turf areas limited to active recreation spaces. Wash corridors will be preserved as natural drainageways, integrating stormwater management with open space.

TABLE 3: DENSITY ANALYSIS						
GROSS ACREAGE	279.68 AC					
DESCRIPTION	GROSS ACREAGE	LAND USE	PERMITTED		PROPOSED	
			UNITS	DENSITY	UNITS	DENSITY
PARCEL 1	203.15 AC	TRAD RES 2-5 DU/AC	1,016 DU	5.00 DU/AC	524 DU	2.58 DU/AC
PARCEL 2						
PARCEL 3						
PARCEL 4						
PARCEL 5						
PARCEL 7						
PARCEL 6A	76.53 AC	ESTATE RES 2 DU/AC	153 DU	2.00 DU/AC	131 DU	1.71 DU/AC
PARCEL 6B						
PARCEL 7						
TOTAL	279.68 AC		1,169 DU	4.18 DU/AC	655 DU	2.34 DU/AC



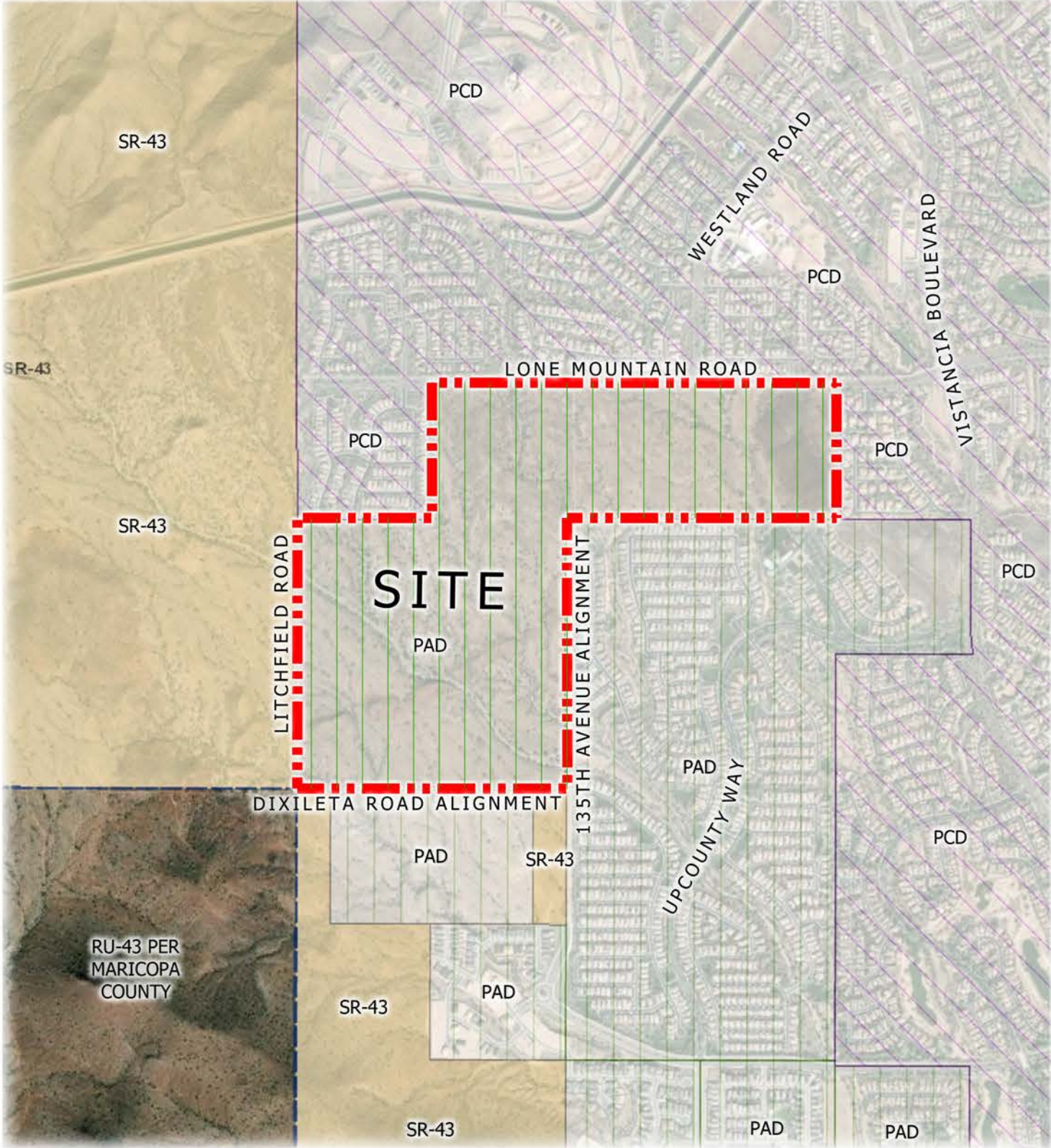
EXISTING GENERAL PLAN LAND USE

- ESTATE RESIDENTIAL
- TRADITIONAL RESIDENTIAL
- PARK/ OPEN SPACE



EXISTING ZONING

SR-43 SUBURBAN RANCH



PROPOSED ZONING

PAD PLANNED AREA DEVELOPMENT

3.3 Zoning

The existing zoning designation is SR-43 (Single-Family Residential, 1-acre minimum lot size), which reflects its prior status as undeveloped land under State Land ownership. To better align with the surrounding development pattern and provide a mix of residential lot sizes, the Site is proposed to be rezoned from SR-43 to Planned Area Development. The PAD framework allows for tailored development standards that ensure flexibility while maintaining compatibility with adjacent land uses. Refer to **Exhibit 3: Existing and Proposed Zoning Map** for the proposed zoning designation and boundaries.

Consistent with adjacent and previously approved PADs, the proposed PAD provides a more creative and efficient approach to planning that supports aesthetically cohesive and desirable residential development.

4. Conceptual Master Plan

The Conceptual Master Plan provides a framework for the development of the Site, establishing lot mix, circulation, open space, and overall community character. The plan integrates a variety of single-family lot sizes, supporting diverse housing opportunities while maintaining a cohesive neighborhood design. The layout prioritizes connectivity, walkability, and access to recreational amenities, ensuring a well-balanced and thoughtfully planned community.

The Site will accommodate a maximum of six hundred fifty-five (655) dwelling units, with a mix of lot sizes to provide variation in housing types. The lot mix includes 45' x 120' lots, 50' x 120' lots, 55' x 125' lots, 60' x 120' lots, 70' x 135' lots, and 80' x 135' lots. The distribution of these lots is designed to create logical transitions between densities, with higher-density lots generally located near primary roadways and community amenities, while larger estate-style lots are positioned along the southwestern portion of the Site to align with the adjacent development pattern.

5. Open Space, Parks, and Trails

The PAD includes a well-connected open space system that integrates parks, trails, and natural features to support recreation, drainage, and community connectivity. Open space makes up approximately thirty-five (35) percent of the net site area. This network includes natural washes, active and passive recreation areas, and pedestrian pathways designed to enhance neighborhood character and accessibility. Of the total open space, approximately ten (10) percent is designated as active open space, which encompasses recreational amenities and the trail system that connects neighborhoods throughout the Site. The remaining twenty-five (25) percent is passive open space consisting of natural desert areas, drainage corridors, and landscape tracts that preserve the site's character and provide visual and environmental benefits.

5.1 Parks

The Site will feature a series of parks distributed throughout the community to support recreation, gathering, and connectivity. These parks will be integrated with the broader trail and open space system to ensure walkable access and community cohesion. Parks may include a mix of shaded seating areas, open turf, playgrounds, sports courts, fitness and walking paths, and other passive or active amenities, with final designs determined at the Preliminary Plat stage.

All parks will utilize native and regionally appropriate landscape materials and be designed to reflect the character and needs of the community. The parks will be privately maintained by the homeowners association (HOA), ensuring long-term care and community stewardship of these shared amenities.

5.2 Paths and Trails

The path and trail system within the Site is designed to promote pedestrian and bicycle connectivity by linking residential areas with parks, open spaces, and surrounding development. Street-adjacent paths support safe and convenient neighborhood circulation, while trails provide recreational access and preserve key natural corridors. Dual-sided trails along the primary washes further enhance connectivity and integrate the open space network.

The community is not gated, and all paths and trails will be publicly accessible, providing a benefit to both residents and the broader surrounding area. Although access is public, the entire path and trails system will be privately maintained by the community's homeowners association (HOA).

6. Streets

The street network for the Lone Mountain and 135th Avenue PAD is designed to support safe and efficient mobility for vehicles, pedestrians, and cyclists while connecting seamlessly with the surrounding infrastructure. The network includes arterial, collector, and local streets, with Lone Mountain Road serving as the primary arterial adjacent to the Site. A well-connected internal layout, including a roundabout and enhanced pedestrian crossings, ensures neighborhood accessibility and safety. The alignment of 135th Avenue has been adjusted to improve circulation and avoid isolated segments within the community.

7. Fences, Walls, and Screening

Walls and fences will be strategically placed throughout the development to define property boundaries, screen utility and service areas, and maintain a cohesive neighborhood aesthetic.

8. Landscape

The landscape design for the Site supports the overall aesthetic and environmental quality of the community by incorporating native and low-water-use plant materials, functional open spaces, and water-efficient irrigation methods. The design emphasizes visual cohesion, pedestrian comfort, and integration with the parks, trails, and natural drainage corridors throughout the community. Plant selection and placement will be used to reinforce neighborhood character, stabilize slopes, and manage stormwater runoff. Where feasible, native plant materials will be salvaged and reintegrated into the landscape per the approved salvage plan.

LONE MOUNTAIN AND 135TH AVENUE

PLANNED AREA DEVELOPMENT (PAD) DEVELOPMENT STANDARDS



PREPARED: DECEMBER 2025

CASE #
Z25-04

PURPOSE
ESTABLISHING PAD

ORDINANCE #

APPROVAL DATE

Submitted to:
City of Peoria Planning and Community
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9875 N. 85th Ave,
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1. INTRODUCTION

This document establishes the development standards for the Lone Mountain and 135th Avenue Planned Area Development ("PAD"). The project is an approximately 279.68 gross acre (259.98 net acres) planned residential community located south of Lone Mountain Road at the 135th Avenue alignment within the City of Peoria (hereafter referred to as the "Site"). These standards are adopted pursuant to the City of Peoria Zoning Ordinance ("Ordinance") and in conformance with the Peoria General Plan.

1.1 Conceptual Master Plan

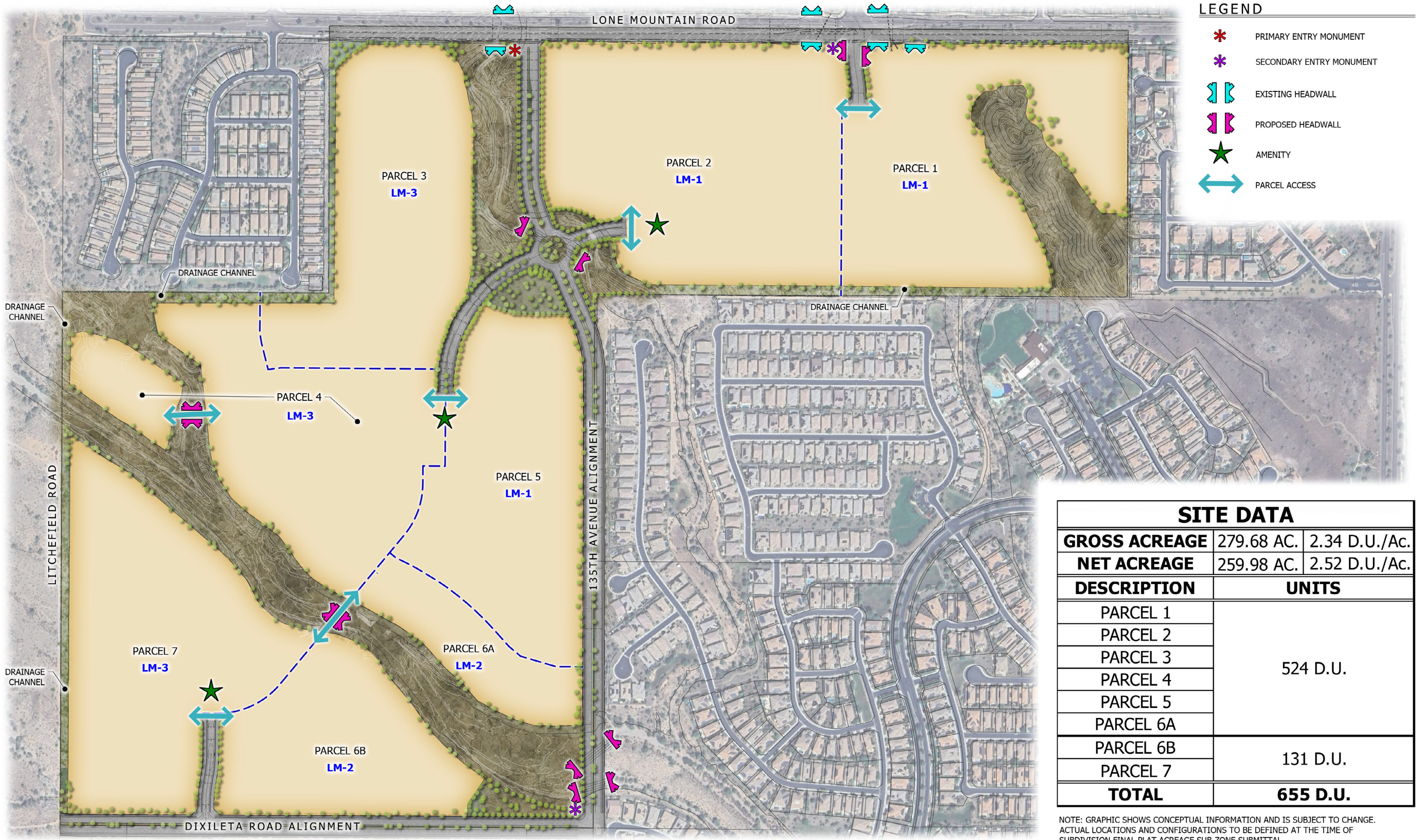
The Site will accommodate a maximum of six hundred fifty-five (655) dwelling units, with a mix of lot sizes to provide variation in housing types. Higher-density lots generally located near primary roadways and community amenities, while larger estate-style lots are positioned along the southwestern portion of the Site to align with the adjacent development pattern. The overall layout prioritizes connectivity, walkability, and access to recreational amenities, ensuring a well-balanced and thoughtfully planned community. Refer to **Exhibit 1: Conceptual Master Plan**.

2. Zoning

2.1 Zoning

The PAD is separated into seven (7) parcels based on product theme or general location within the community. Refer to **Exhibit 1: Conceptual Master Plan** and **Table 2: Land Use and Sub-Zoning** for details on the land use, parcel gross acreage, and lot count for each development parcel within the PAD.

TABLE 2: LAND USE AND SUB-ZONING				
PARCEL #	GROSS ACREAGE	DENSITY	MAX LOT	SUB-ZONING DISTRICT
PARCEL 1	203.15 AC	2.58 DU/AC	524 DU	LM-1
PARCEL 2				LM-1
PARCEL 3				LM-3
PARCEL 4				LM-3
PARCEL 5				LM-1
PARCEL 6A				LM-2
PARCEL 6B	76.53 AC	1.71 DU/AC	131 DU	LM-2
PARCEL 7				LM-3
TOTAL	279.68 AC	2.34 DU/AC	655 DU	



NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. FINAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT SUBMITTAL.

2.2 Permitted Uses

The permitted uses within the Site shall be in alignment with the Single-Family Residential Zoning District within the Peoria Zoning Ordinance, specifically Sections 21-416 (Permitted Principal Uses), 21-417 (Permitted Conditional Uses), and 21-418 (Permitted Accessory Uses), except as modified by this PAD.

3. Development Standards

The development standards established within this PAD regulate lot sizes, setbacks, building heights, lot coverage, and other dimensional criteria to ensure a cohesive and high-quality residential community. Development within the Site shall comply with the applicable City of Peoria standards and relevant sections of the Peoria Zoning Ordinance and the Peoria Community Design Guidelines, except as modified by this PAD. All references to the Ordinance herein shall refer to the City of Peoria Zoning Ordinance and Community Design Guidelines, as amended. The development standards outlined in this document provide modified development standards from the Single-Family Residential Zoning Districts to provide flexibility while maintaining compatibility with the surrounding residential developments.

The PAD allows for a range of residential lot sizes to accommodate varying housing products, supporting a diverse and well-integrated community design. **Table 3: PAD Development Standards** outlines the specific lot and development regulations applicable to the Site.

In addition, **Exhibit 3: Landscape Buffer and Single-Story Restriction** identifies the two (2) locations on the Site where existing residential lots back toward the Site that will have proposed lots backing. This exhibit illustrates the minimum required landscape buffer dimensions in these areas, the total combined buffer between existing and future lots, and the two (2) segments where future homes are restricted to single-story construction.

Table 3: PAD Development Standards

Sub-Zoning District Standards:	LM-1	LM-2	LM-3
Lot Area (Square Feet):	5,000 SF	6,000 SF	9,000 SF
Minimum Lot Width (Feet):	45	55	70
Maximum Building Height (Feet): ²	30	30	30
Maximum Lot Coverage:	50%	50%	45%
Minimum Collector and Local Street End Tract Width (Feet):	10	10	10
Minimum Building Setbacks			
Front Setbacks:			
Side Entry Garage or Livable Component (Feet)¹ :	10	10	10
Front facing garage (Feet):	20	20	20
Rear Setbacks (Feet):	15	15	15
Side Minimum/ Total Setback (Feet):	5/10	5/10	5/10
Corner Setback (Feet):	10	10	10
Accessory Structures:	Shall be constructed in accordance with the Peoria Zoning Ordinance.		

1. No more that 50% of the total front-facing elevation shall occur at the 10-foot setback.

2. Building height shall be limited except as modified below:

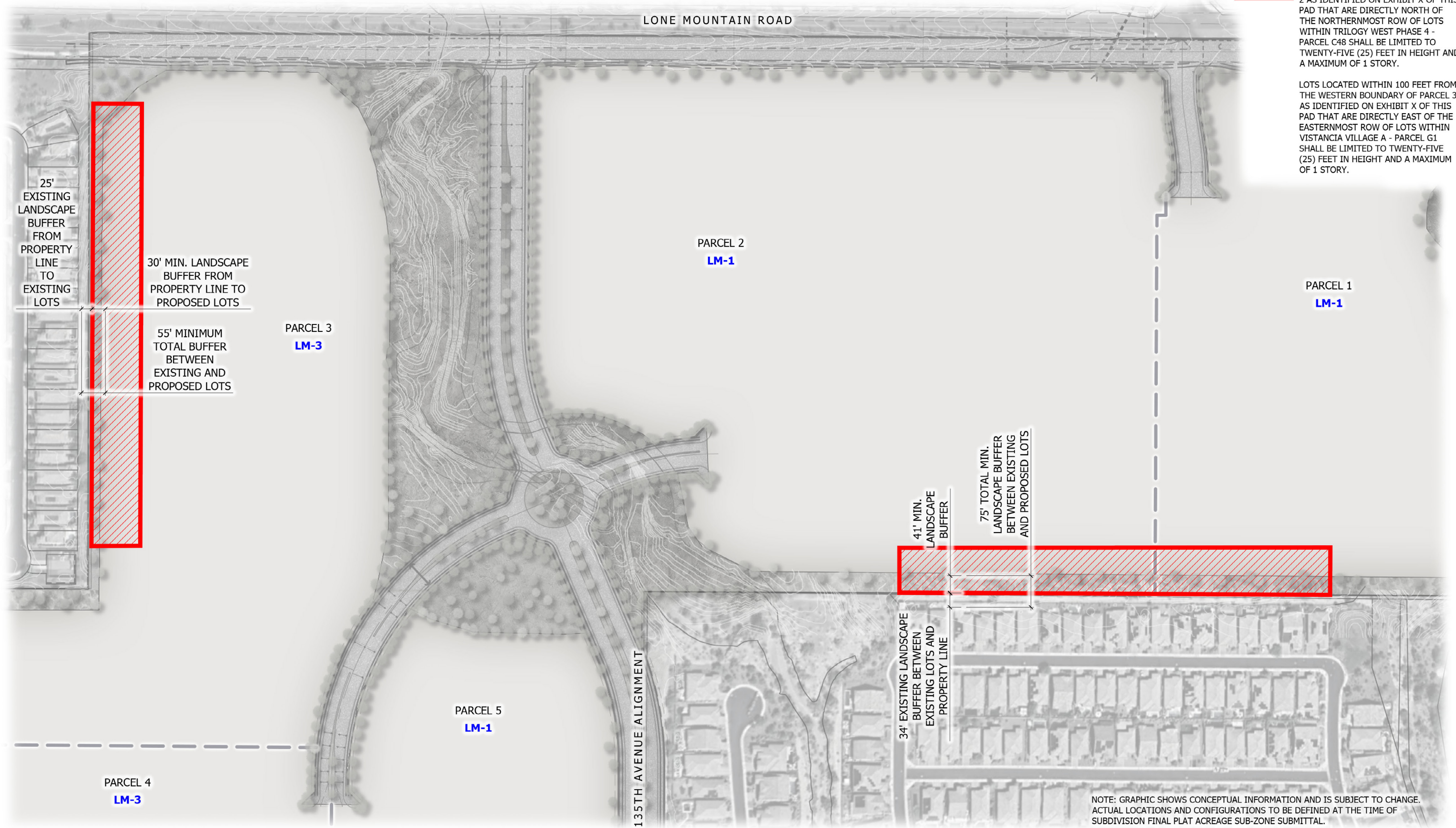
- Lots located within 100 feet from the southern boundary of Parcel 2 as identified on **Exhibit 3: Landscape Buffer and Single-Story Restriction** of this PAD that are directly north of the northernmost row of lots within Trilogy West Phase 4 – Parcel C48 shall be limited to twenty-five (25) feet in height and a maximum of 1 story.
- Lots located within 100 feet from the western boundary of Parcel 3 as identified on **Exhibit 3: Landscape Buffer and Single-Story Restriction** of this PAD that are directly east of the easternmost row of lots within Vistancia Village A – Parcel G1 shall be limited to twenty-five (25) feet in height and a maximum of 1 story.

LEGEND



LOTS LOCATED WITHIN 100 FEET FROM THE SOUTHERN BOUNDARY OF PARCEL 2 AS IDENTIFIED ON EXHIBIT X OF THIS PAD THAT ARE DIRECTLY NORTH OF THE NORTHERNMOST ROW OF LOTS WITHIN TRILOGY WEST PHASE 4 - PARCEL C48 SHALL BE LIMITED TO TWENTY-FIVE (25) FEET IN HEIGHT AND A MAXIMUM OF 1 STORY.

LOTS LOCATED WITHIN 100 FEET FROM THE WESTERN BOUNDARY OF PARCEL 3 AS IDENTIFIED ON EXHIBIT X OF THIS PAD THAT ARE DIRECTLY EAST OF THE EASTERNMOST ROW OF LOTS WITHIN VISTANCIA VILLAGE A - PARCEL G1 SHALL BE LIMITED TO TWENTY-FIVE (25) FEET IN HEIGHT AND A MAXIMUM OF 1 STORY.



NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. FINAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT SUBMITTAL.

Exhibit 3: Landscape Buffer and Single-Story Restriction

LONE MOUNTAIN AND 135TH AVENUE - DEVELOPMENT STANDARDS

4. Open Space, Parks, and Trails

4.1 Open Space

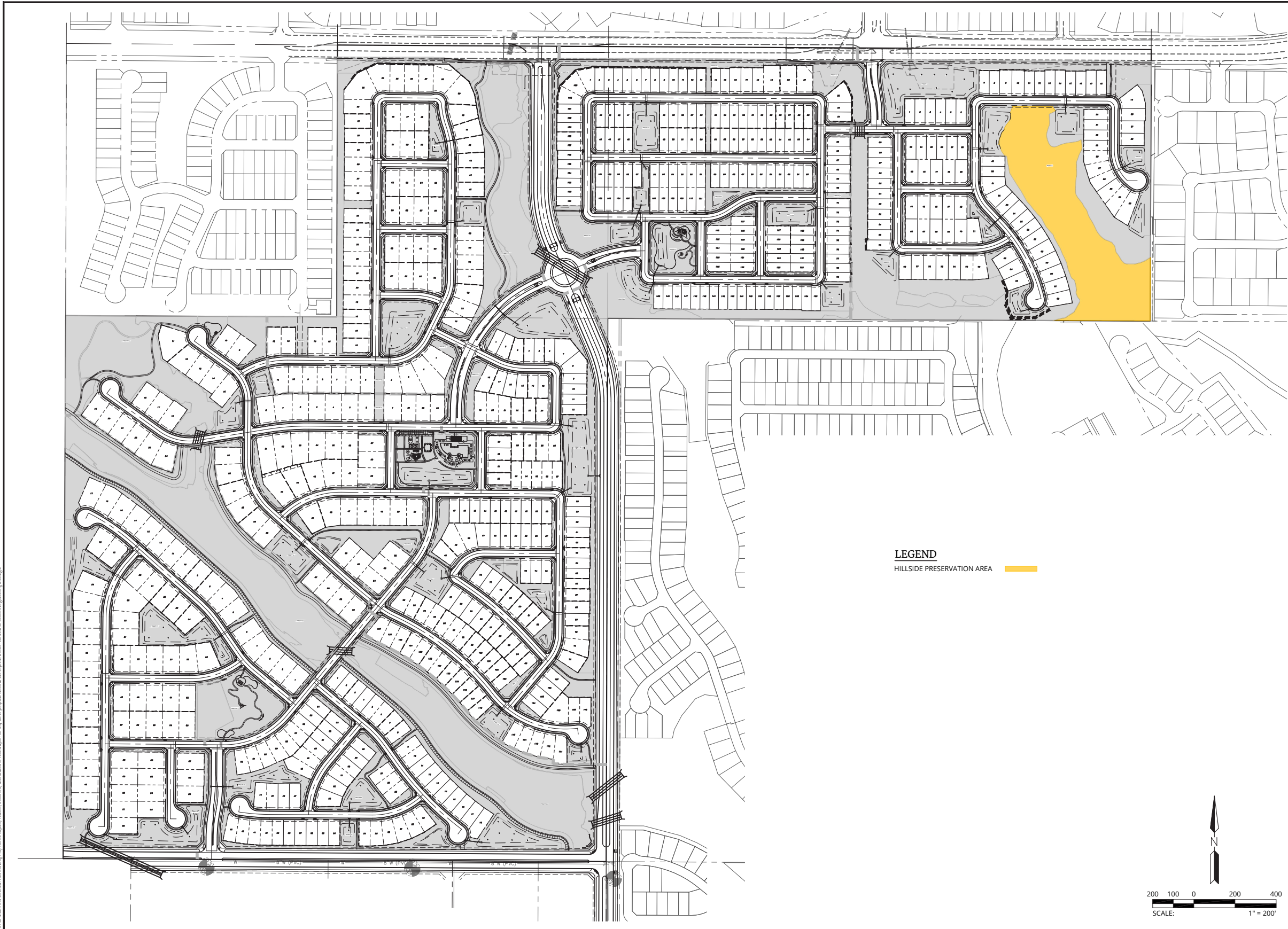
Open space within the Site is composed of Natural Open Space (“NOS”) which may include both undisturbed areas and disturbed areas that have been re-created to resemble native desert conditions; active open space; passive open space; and retention areas. The PAD establishes a cohesive open space system designed to support recreation, drainage, and community connectivity through the integration of parks, trails, and natural features. The Site provides a minimum of thirty-five (35) percent of open space based on the net site area. This includes natural washes, active and passive recreation areas, and pedestrian corridors that promote both environmental sensitivity and community accessibility.

Within the overall open space allocation, a minimum of ten (10) percent of the net site area is designated as activated/usable open space. A minimum of fifteen (15) percent of the net site area is designated as NOS. For the purposes of this PAD, the NOS requirement is calculated as a single aggregate amount across the entire Site, without segmentation or categorization based on slope ranges. This provision replaces the slope-based NOS calculation methodology outlined in Section 21-653 of the Ordinance. Distributed areas that are re-created to transition to undisturbed desert conditions, as defined within this PAD, shall be eligible to count toward the required NOS acreage.

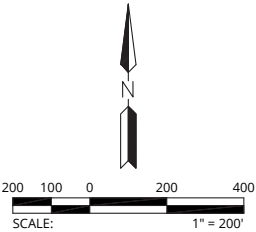
The extent of the hillside preservation requirements for the Site is limited to the one (1) prominent hillside landform, located within Parcel 1 of the Site is identified for preservation and is shown on **Exhibit 4.1A: Hillside Preservation**.

Retention areas are designed as dual-use amenities where feasible, integrating stormwater management with landscape and pedestrian connections. Refer to **Exhibit 4.1B: Open Space and Parks Master Plan** for the spatial configuration of the open space network.

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LEGEND
HILLSIDE PRESERVATION AREA



 Engineering & Design		 Formerly HILB, HART & WILSON	
4742 N 24th Street, Suite 270 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436 www.colliersengineering.com		REV:	
135TH AVENUE & LONE MOUNTAIN ROAD 135TH & LONE MOUNTAIN ROAD PEORIA, ARIZONA			
HILLSIDE PRESERVATION EXHIBIT			
 Engineering & Design	PROJ NO.: 2478 DATE: NOV 2025 SCALE: 1" = 200' DRAWN: MR DESIGNED: JAF APPROVED: DO	SHT. 1 OF 1	

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. FINAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT SUBMITTAL.



NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. FINAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT SUBMITTAL.

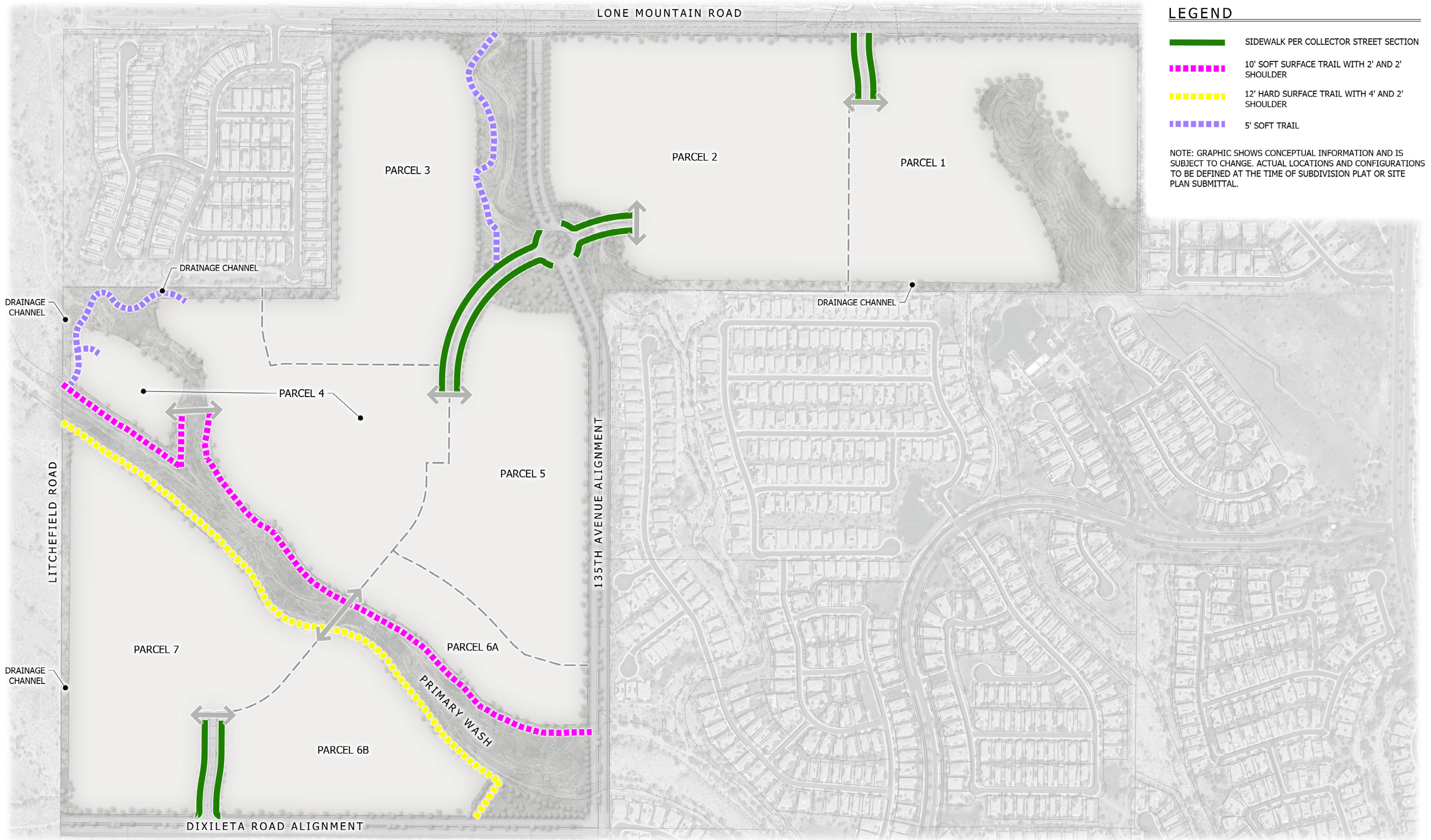
4.2 Paths and Trails

To highlight the NOS network, a continuous trail will be provided along the north side of the primary wash with a path on the south side to create an activated, accessible open space area that serves users of all ages and abilities. The overall path and trail system is designed to provide multimodal connectivity between residential neighborhood, park areas, preserved washes, and adjacent developments.

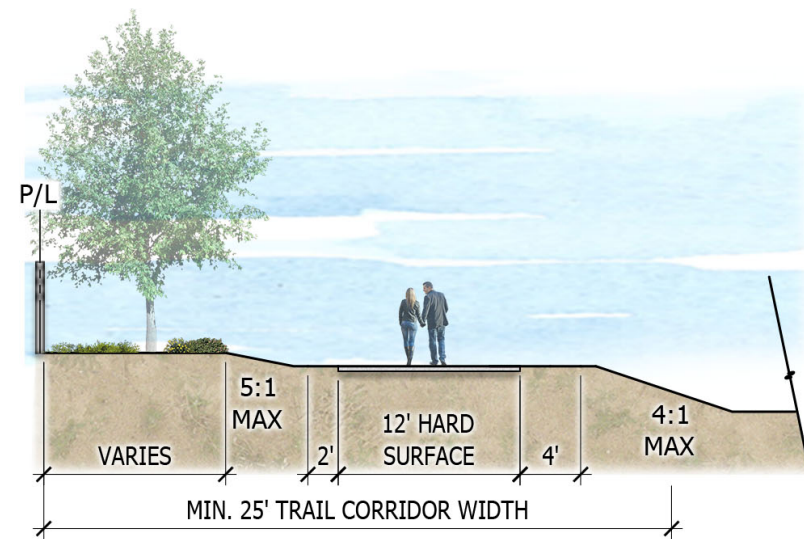
All paths and trails shall contain public access easements, be privately maintained, and will conform to the City's adopted Parks, Recreation Open Space, and Trails ("PROST") Master Plan and Peoria Engineering and Design Standards Manual ("PESM"), except as modified by this PAD. The paths and trails shall be publicly accessible, providing a benefit for both the residents and the broader surrounding area. Although access is public, the entire path and trails system will be privately maintained by the community's homeowners association (HOA).

The PAD establishes a minimum twenty-five (25) foot trail corridor width to support integrated connectivity, wash enhancement and open space design. Refer to **Exhibit 4.2A: Path and Trails Master Plan** for the planning trail system and connectivity framework, and **Exhibit 4.2B: Trail Sections** for design specifications.

The twenty-five (25) foot trail corridor may overlap with the twenty-five (25) foot undisturbed buffer adjacent to the wash; however, the physical path or trail along with the associated soft shoulder shall be located entirely outside of the undisturbed buffer. This provision allows flexibility in trail alignment while maintaining the integrity of the environmental buffer and ensuring continued wash protection.

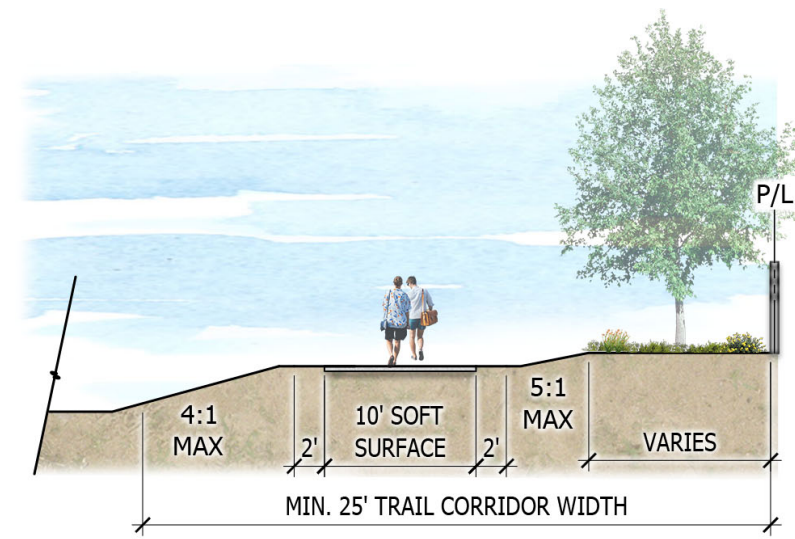


NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. FINAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT SUBMITTAL.



12' HARD SURFACE TRAIL WITH 4' AND 2' SHOULDER

SCALE: NTS



10' SOFT SURFACE TRAIL WITH 2' AND 2' SHOULDER

SCALE: NTS

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. FINAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT SUBMITTAL.

4.3 Parks

The Site will feature a minimum of three (3) pocket parks at a minimum size of one (1) acre each which shall be distributed throughout the community to support recreation, gathering, and connectivity. These parks will be integrated with the broader trail and open space system to ensure walkable access and community cohesion.

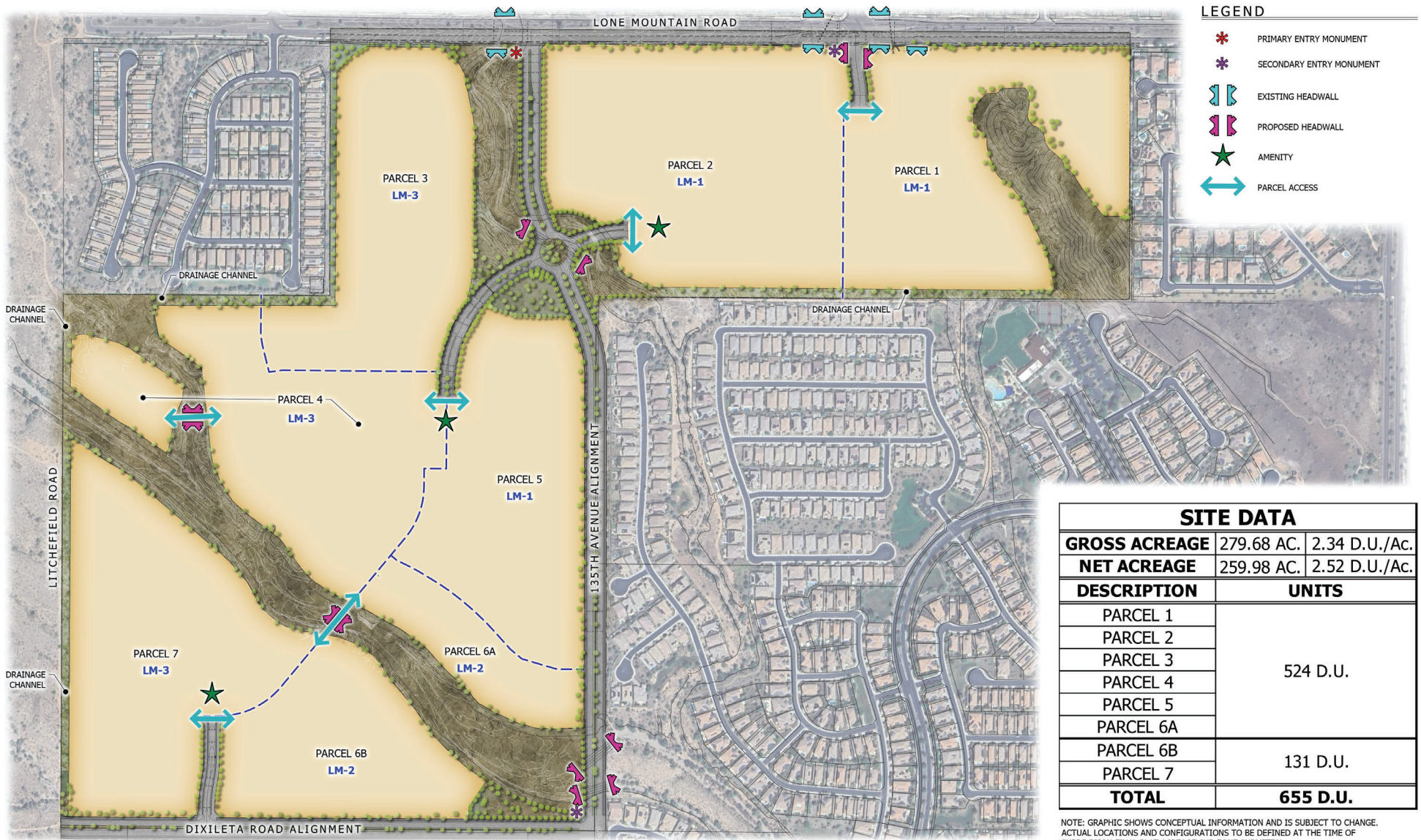
A minimum of ten (10) percent of the project area is dedicated as activated (or usable) open space. All activated open space will provide a mix of shaded seating areas. Activated open space areas may include pool, playgrounds, sports courts, fitness and walking paths, and other passive or active amenities, with final designs determined at the Preliminary Plat stage.

All parks will utilize native and regionally appropriate landscape materials and be designed to reflect the character and needs of the community. The parks will be privately maintained by the homeowners association (HOA), ensuring long-term care and community stewardship of these shared amenities.

5. **Fences, Walls, and Screening**

The Site will incorporate four (4) primary wall types: Theme Wall, Secondary Wall, and Partial View Fence.

- A. Walls within or abounding the side or rear yard of a single-family residential lot adjacent to a tract may be approved up to 12 feet tall when measuring the tallest exposed wall height. This approval may be done through the preliminary plat process. The approval through the preliminary plat is dependent on visual mitigation utilized to the extent possible (e.g. tiered walls, view fencing, landscaping, grading, etc.) as determined by the Zoning Administrator during the preliminary plat review. All other walls shall comply with the City of Peoria Zoning Ordinance standards at the time of development.
- B. The grading plan will incorporate appropriate drainage design and erosion control measures in conformance with the Master Drainage Report and City of Peoria grading requirements.



NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. FINAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT SUBMITTAL.

Exhibit 8 - Conceptual Master Plan

Lone Mountain & 135th Ave.

Shea Homes

Rezoning Proposal (PAD)

Citizen Participation Report

Application Case #: PA24-0104

First Submittal: July 24, 2025

Second Submittal: October 23, 2025

Applicant/Representative:



**TIFFANY
& BOSCO**
P.A.

William E. Lally

2525 E. Camelback Road

Phoenix, AZ 85016

Project Description

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

Outreach Summary – Prior to Open House

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

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

Outreach

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

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

This is shown in the attachments.

Mailed Notice

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

Other Notice Efforts

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

Neighborhood Meeting

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

Posted Notice

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

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

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

Citizen Participation Report

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

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

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

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

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

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

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

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

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

Loss of Views/Single Story Only: 22

Traffic: 15

Construction Noise/Dust Mitigation: 12

Setback/Property Buffer: 10

Density/Number of Homes: 8

Drainage/Washes: 5

Water: 4

Schools/Overcrowding: 3

Wildlife: 2

Wall/Gated: 2

Dark Skies/Light Pollution: 1

Amkor Mentioned: 1

Amenities: 1

Police and Fire: 1

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

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

Evaluation and Mitigation

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

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

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

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

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

TAB A



PLANNING AND ZONING

AFFIDAVIT OF NOTIFICATION

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

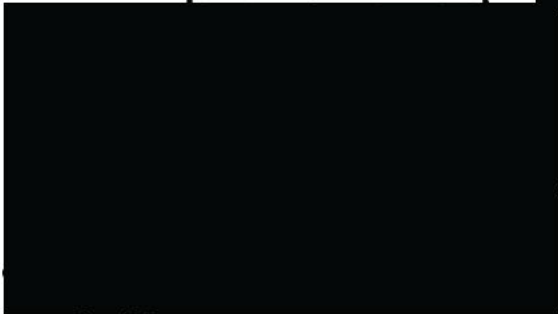
Location of Property

SWC Lone Mountain Pkwy & 135th Ave

Sign Company Name Dynamite Signs, Inc.

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

Applicant/Representative Signature _____



Notarized before me on 05/13/25

Notary Public

10-25-28

My Commission Expires

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

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

City of Peoria Public Notice

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

Project Location: Lone Mountain Pkwy & 135 Ave. alignment

Project Size: 280 +/- acres

Proposed Use: Single Family Residential

Applicant Contact:

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

City Contact:

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



Neighborhood Meeting:

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

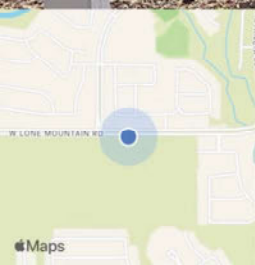
Planning and Zoning Commission Hearing:

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

Planning and Zoning Commission Hearing:

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

Case No: Z25-04



May 13, 2025 at 8:53 AM
+33-763724-112 345819

W Lone Mountain Rd
Peoria AZ 85383
United States

Exhibit 9 - Citizen Participation Report

City of Peoria Public Notice

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

Project Location: Lone Mountain Pkwy & 135 Ave. alignment

Project Size: 280 +/- acres

Proposed Use: Single Family Residential

Applicant Contact:

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

City Contact:

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



Neighborhood Meeting:

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

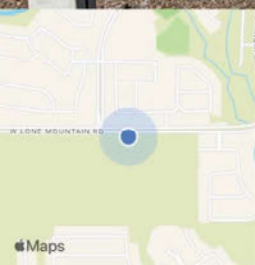
Planning and Zoning Commission Hearing:

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

Planning and Zoning Commission Hearing:

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

Case No: Z25-04



May 13, 2025 at 8:53 AM
+33.763632,-112.345846

W Lone Mountain Rd
Peoria AZ 85383
United States

Exhibit 9 - Citizen Participation Report

City of Peoria Public Notice

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

Project Location: Lone Mountain Pkwy & 135 Ave. alignment

Project Size: 280 +/- acres

Proposed Use: Single Family Residential

Applicant Contact:

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

City Contact:

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



Neighborhood Meeting:

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

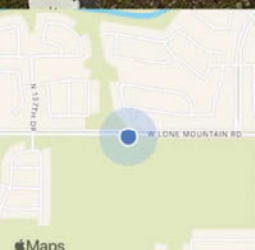
Planning and Zoning Commission Hearing:

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

Planning and Zoning Commission Hearing:

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

Case No: Z25-04



May 13, 2025 at 8:20 AM
+33.763755,-112.352199

W Lone Mountain Rd
Peoria AZ 85383
United States

Exhibit 9 - Citizen Participation Report

City of Peoria Public Notice

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

Project Location: Lone Mountain Pkwy & 135 Ave. alignment

Project Size: 280 +/- acres

Proposed Use: Single Family Residential

Applicant Contact:

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

City Contact:

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



Neighborhood Meeting:

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

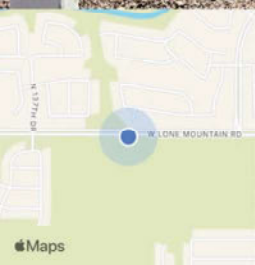
Planning and Zoning Commission Hearing:

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

Planning and Zoning Commission Hearing:

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

Case No: Z25-04



May 13, 2025 at 8:19 AM
+33.763755,-112.352199

W Lone Mountain Rd
Peoria AZ 85383
United States

TAB A1

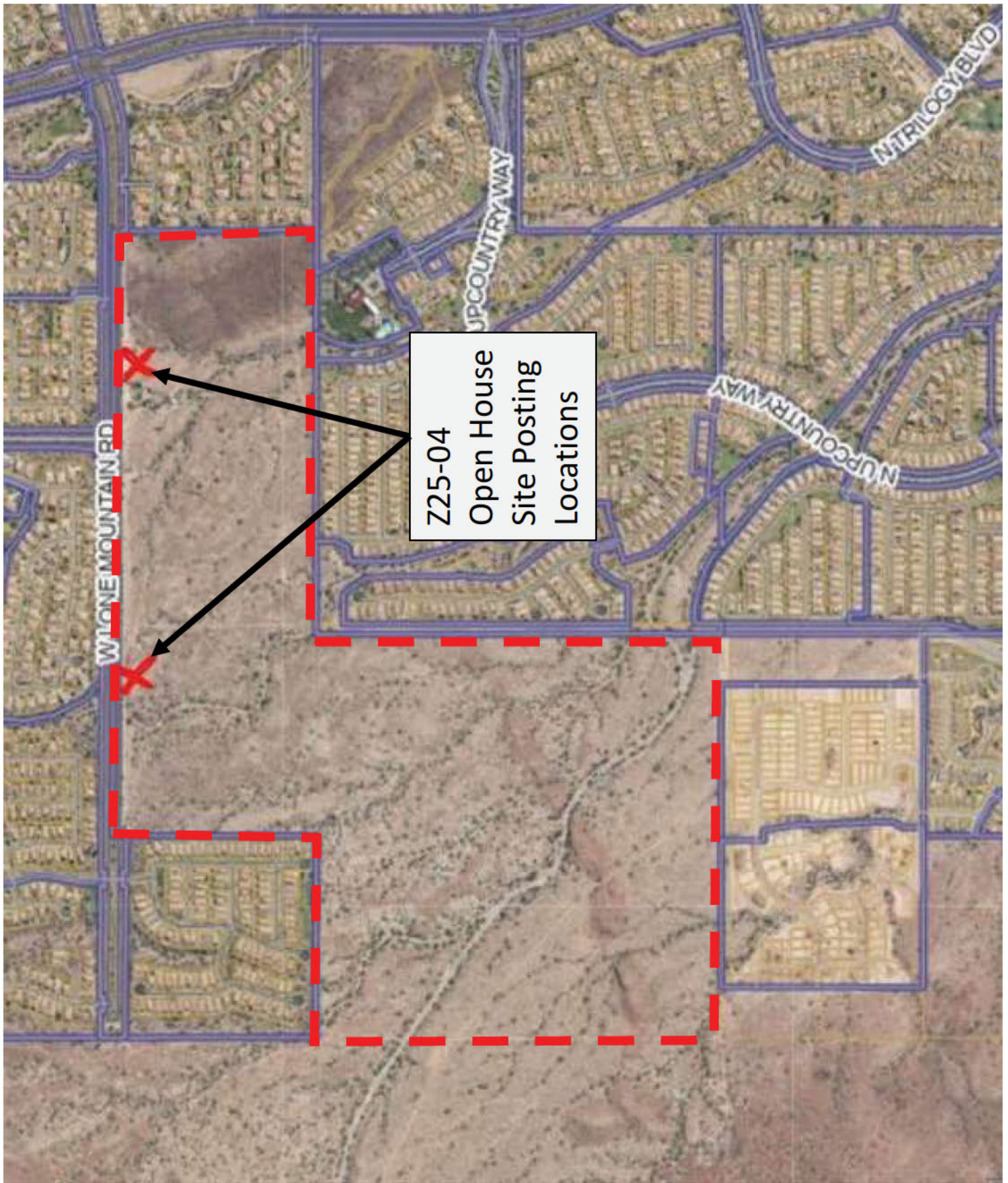


Exhibit 9 - Citizen Participation Report

TAB B



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

May 6, 2025

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

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

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

Project Description:

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

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

Sincerely,



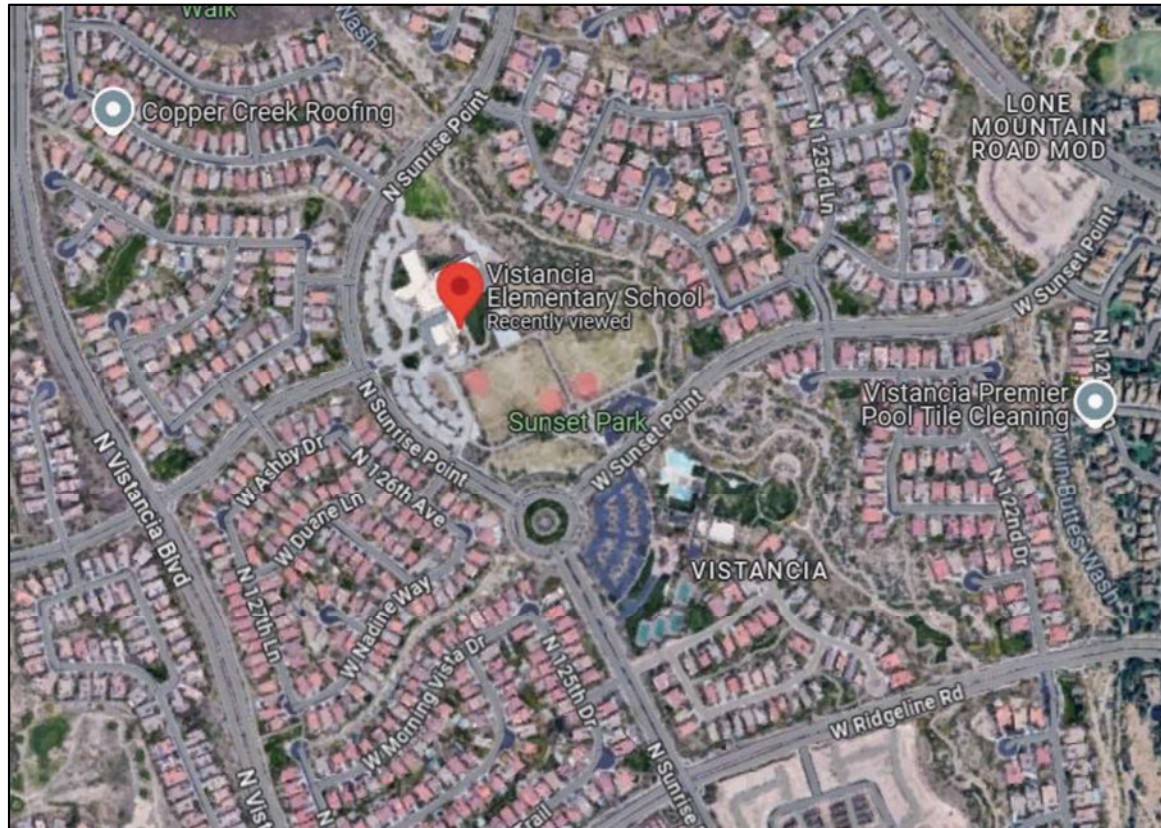
Matt Telban, Shea Homes

(602) 616-3257 | Matt.Telban@sheahomes.com

Project Location:



Meeting Location:



TAB C

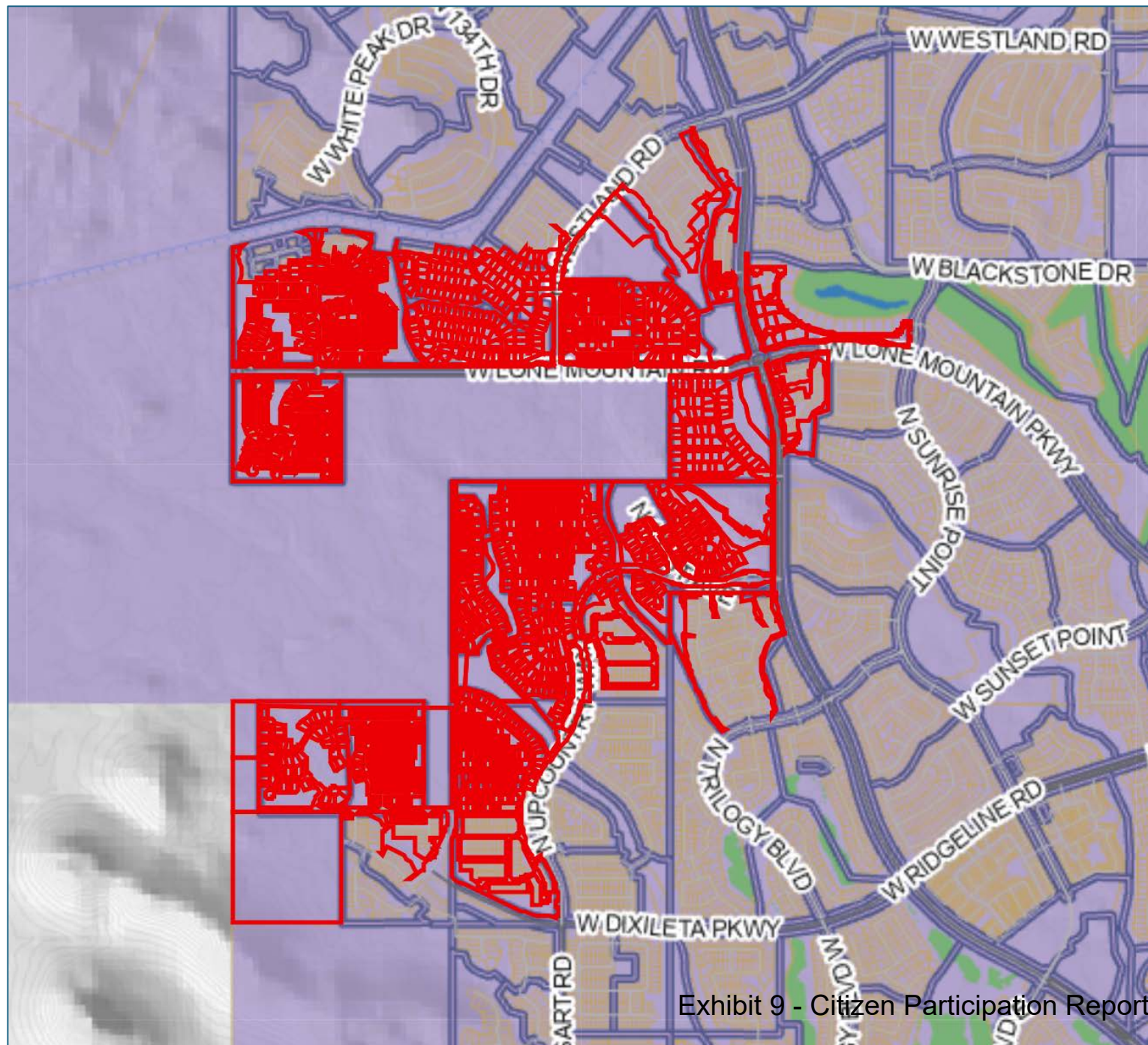
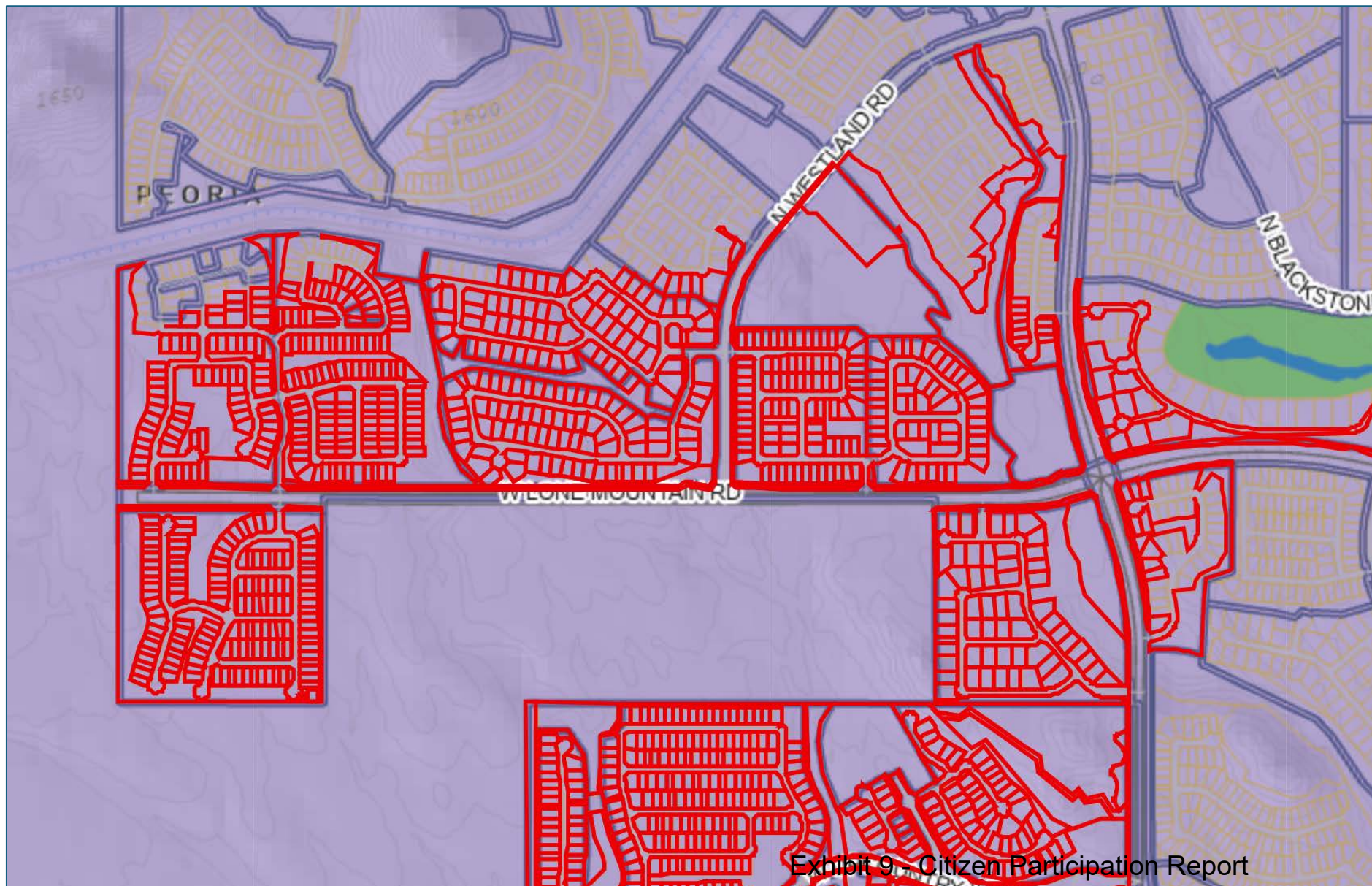


Exhibit 9 - Citizen Participation Report



TAB C1

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

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

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

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

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

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

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

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

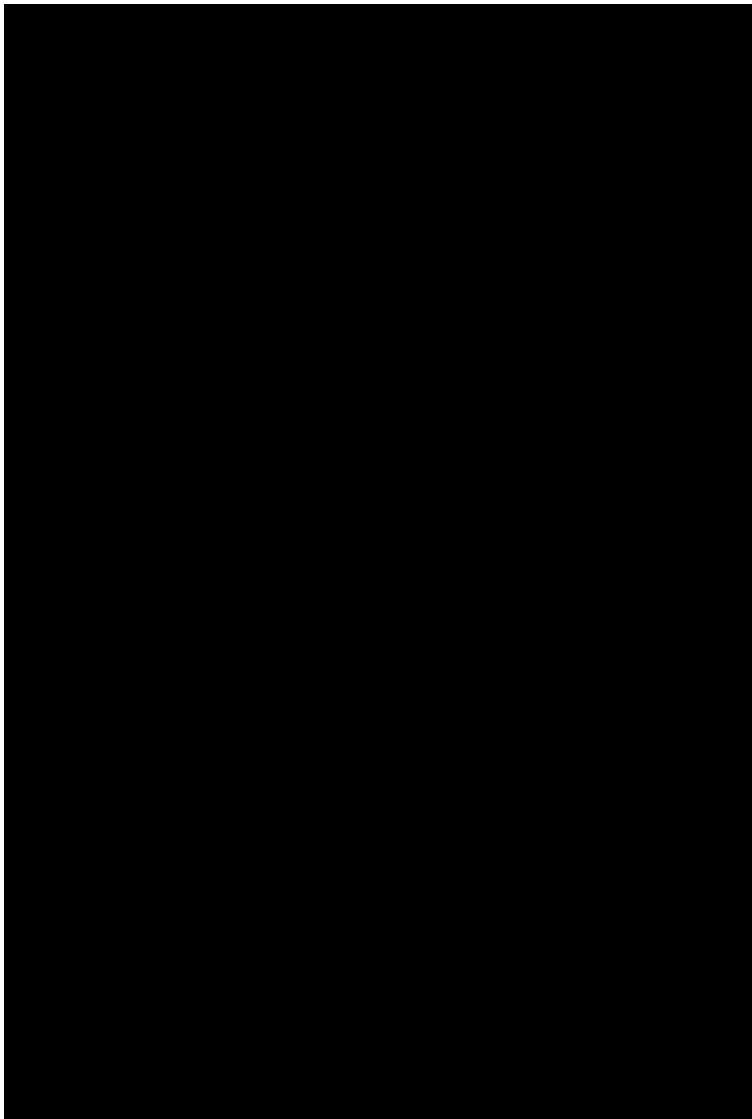
NAGENGAST JAMES D/HEATHER J
BIRTELL CLAYTON V/SARA M
CARRIE LYNN BABICH DECLARATION OF TRUST
ROSS FAMILY TRUST
GREEN CHAD/KRISTI
THIEN PHAM LIVING TRUST
ST PIERRE PAUL/LINDA
JAMES AND DENISE VEITENHEIMER REVOCABLE TRUST
THOMPSON DIRCK
FISHER EDWARD M/RUTH
DENNIS A MERENS AND JUDY G MERENS TRUST
FEDE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

JOHN AND TERI BAY FAMILY TRUST
TRILOGY AT VISTANCIA COMMUNITY ASSOCIATION
GRANT DOUGLAS J/SUZANNE
KNEBEL EDWARD M/LOPACINSKI PATRICIA A
FULLER MICHAEL S/SUSAN C
WATTENBARGER RICHARD DOUGLAS/EDNA SUE
LIZABETH MILLER REVOCABLE TRUST
RAHILLY MICHAEL/HYDER DIANE
SCOTT WILLIAM K/JOLENE K
BAKER SEARS REVOCABLE TRUST
EDWARD W KERR AND CLAIRE L KERR REVOCABLE TRUST
ROBERT M KOELLER REVOCABLE LIVING TRUST
BECKLER RICHARD W/RUTH L
FASSETTE MICHAEL A/DARLENE A
CHRISTINE M PAVEL 2001 LIVING TRUST
MORENG FAMILY LIVING TRUST
RENEE C WEISSER LIVING TRUST
SCHEAR FAMILY REVOCABLE TRUST
STEVEN L AND GLORIA M MEFFORD TRUST
RICHARD AND PEGGY GREGORY FAMILY TRUST
DAHL NELSON D/PAMELA F
REINOEHL RICHARD G/ROBIN N
RONALD POLON 2017 LIVING TRUST
SOVELL KAREN L/KIM SUZANNE
LOUDON FAMILY TRUST
EGUIA LEON JR/JUANITA SYLVIA
2023 CYNTHIA S HECK TRUST/MARGARET BRUSSAT REVOCABLE TRUST
LARRY S BORESS AND SHERI J BORESS 2010 TRUST
WILLIAM AND JAN MORTON LIVING TRUST
LOEB GARY A/DENISE C
ROBERT L KLEE JR AND VIVIAN K KLEE LIVING TRUST
POWERS KAREN A/BUSCHERT CHARLES J
ROGERS DOUGLAS BRUCE/SHANNON MARIE
DIANE MATHA TRUST
OVERBAUGH ANTONY N/STACIE K
MARY R TROTTER REVOCABLE TRUST
HOLLANDER GENA ANN
HUGHES REBECCA L
GUNNERSON WILLIAM T/NATALIE J
LEARDINI FAMILY LIVING TRUST
FREEDOM TRUST
GRANGER FAMILY TRUST
LAURIE WALONS RAHN RESTATED REVOCABLE TRUST/SCOTT W RAHN RESTATE
REVOCABLE TRUST
MANNING DAVID R/LISA A
WINOKUR RONALD RICHARD/KAREN MARIE
BROWN THOMAS DAVID/GOULD LAVONNE ARLEENE
LAWSON WILLIAM L/ANNETTE M
BROWN ARTHUR EUGENE/ALFREDIA FAYE
MAKOS SALLY
WISE SUSAN E/TIMOTHY S
MICHAEL & KATHY TAPLIN TRUST
JOHN AND DENISE COBURN REVOCABLE TRUST
HOLLAND BRYAN E/HOLLY
MATTINGLY FAMILY TRUST
DAVID J FEINGOLD REVOCABLE TRUST
LUND CHRISTOPHER JOHN/JILL ORLETTA
CLEMENTS LIVING TRUST
DAVID DION AND JILL DION LIVING TRUST
STALSBERG GINA
LOYETTE LYNN FISHER LIVING TRUST
CERAULO PAULA B/PHILLIP W
JOHN M SCHMITT AND DIANE K SCHMITT REVOCABLE TRUST
ROBERT AND RHINA HALVERSON LIVING TRUST
DAMM LAWRENCE PETER/LISA MICHELLE
DOUGLAS L STAYROOK REVOCABLE LIVING TRUST
WARNER NEIL GRANT/PENNY J
BRAUNSTON DENNIS RICHARD/LAUREN ANN
HENDERSON MERRILL DOUGLASS/ELLEN LOUISE
MAIN JAMES R/BARBARA A
JULIA M MENNET 2015 TRUST
PEGGY ELIZABETH LEHAGRE TRUST
VEYSEY VERNON G/LISA M
WESTLAKE BEVERLY K
MEYERS PATRICIA ANN
ZARRIN LYNNE E/BAILEY KEITH T
PORTER SAMMY KENT/KATHLEEN M
BUCHANAN RICHARD L/JANET A
HATFIELD SUSAN AMY
BUSCHKO MICHAEL D/MARY JO
MARSHALL AND CHARLOTTE DANN COMMUNITY PROPERTY TRUST
LEONARD MICHAEL J/ANGELA A
SCOTT FAMILY LIVING TRUST
ARTHUR JOINT TRUST
JAMES ROBERT E/JEAN I
JANSEN WILLIAM POSER/SONIA ANDREA
SECORD IAN REID/SIMPSON-GALNA MARY LUCY
CULL DAVID G/LAYLA A
MOSSBURG THOMAS J/RANDEE L
RICHARDSON JERRY/SHIRLEY
EATON PAIGE
BACA AMADO A/BUNKER DEBORAH K
BRIAN M CARLSNESS AND SUSAN M CARLSNESS FAMILY TRUST
CLARK STEVEN N/RIMA DONNA
SMITH-GILL REVOCABLE TRUST
DAVID J MARTINEZ AND DEBORAH R MARTINEZ REVOCABLE FAMILY TRUST
FARNSWORTH ROMA
BEHRENS JOSHUA A/TAMMY C

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

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

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



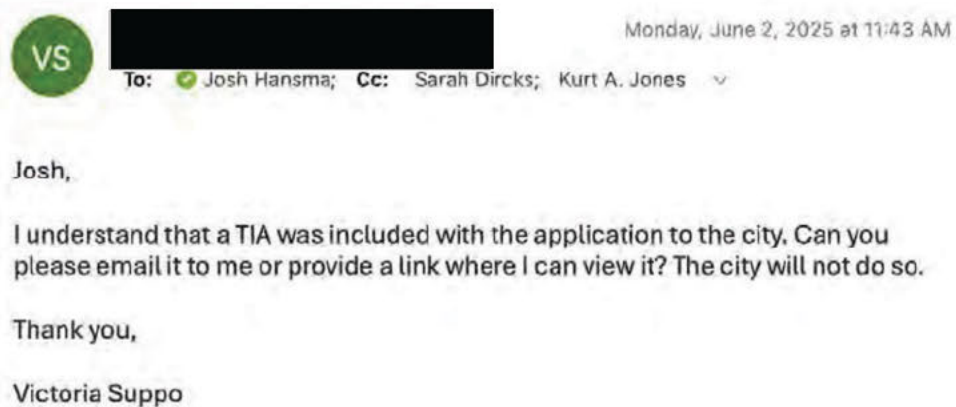
TAB D

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

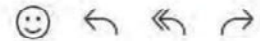
JOHN & DEANNA MARKOSIAN	Unknown	General	5/7/25	Email	Kurt Jones
MICHAEL SIMPSON	Trilogy	Traffic, Buffer	5/7/25	Email	Josh Hansma
GREG MCALLISTER	Unknown	N/a	6/2/25	Email	Josh Hansma
CHERYL BONDHUS	Unkown	N/a	6/2/25	Email	Josh Hansma
NEIGHBORHOOD NOTIFICATION LETTER SENT	N/a	N/a	5/12/25	Email	Josh Hansma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

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

Resident Email Correspondence Since the Neighborhood Meeting:



Re: . Lone mountain and 135th PAD



✓ Josh Hansma <josh@kylemoyer.co...

Monday, June 2, 2025 at 2:50 PM

To: v s

Ms. Suppo,

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

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

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

Many thanks,
Josh

Josh Hansma
Associate, Kyle Moyer & Company



Re: . Lone mountain and 135th PAD



Monday, June 2, 2025 at 3:45

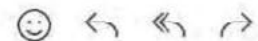
To: Josh Hansma

Hi Josh,

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

Victoria

Re: . Lone mountain and 135th PAD



Kurt A. Jones <kajones@tblaw.c...>

Thursday, June 26, 2025 at 2:34 PM

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

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

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

Kurt

Kurt Jones
480.225.8937

From [REDACTED]

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

To: Diego Ortiz <Diego.Ortiz@collierseng.com>

Subject: Preliminary Plat Application Lone Mountain and 135th Ave

This Message originated outside your organization.

Good Afternoon Diego,

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

Thank you,

Victoria Suppo

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

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

Thank you for your outreach and engagement.

Very best,
Kyle

Kyle Moyer
President, Kyle Moyer & Company



(602) 999-1727 (m)
KyleMoyer.com

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

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

Thanks,
Victoria

From: Kyle Moyer <kyle@kylemoyer.com>

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

To: [REDACTED]

Cc: Diego Ortiz <diego.ortiz@collierseng.com>

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

Good afternoon Ms. Suppo,

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

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

Very best,
Kyle

Kyle Moyer

President, Kyle Moyer & Company



(602) 999-1727 (m)

KyleMoyer.com

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

Hello Kyle,

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

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

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

Thanks,
Victoria

Re: Preliminary Plat Application Lone Mountain and 135th Ave



ⓧ Kyle Moyer <kyle@kylemoy...

Wednesday, September 3, 2025 at 2:18 PM

To:



Cc: 'Diego Ortiz' ✓

Hello Ms. Suppo,

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

Many thanks,

Kyle

Kyle Moyer

President, Kyle Moyer & Company



(602) 999-1727 (m)

KyleMoyer.com

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



✉ Kyle Moyer <kyle@kylemoy...>

Wednesday, September 3, 2025 at 8:54 PM

To: ✓ Josh Hansma; [REDACTED]

From: [REDACTED]

Sent: Thursday, August 28, 2025 9:40 PM

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

Cc: kyle@kylemoyer.coc

Subject: Comments regarding the proposed PAD development P25-09

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

August 28, 2025

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

RE: Comments regarding the proposed PAD development P25-09

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

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

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

Best Regards,

Dan & Cindy Dolan



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

Good Morning Daniel,

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

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

Sarah Dircks, MCP, AICP

Senior Planner

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

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

Many thanks,
Kyle
Kyle Moyer

President, Kyle Moyer & Company



(602) 999-1727 (m)
KyleMoyer.com

From: Kurt A. Jones <kajones@tblaw.com>

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

To: [REDACTED]

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

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

Good afternoon,

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

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

Thank you,

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

Greetings,

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

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

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

Christy Gerardi
Encroachment Specialist
Community Initiatives Team
Luke AFB, Arizona



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

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

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

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

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

My concerns lie in two main areas:

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

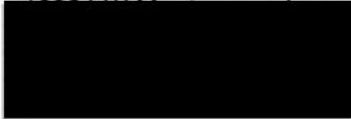
Clearly, well planned, thoughtful residential growth is important to the economy of Peoria and builds the community. Protecting open space, natural washes and the surrounding beauty is something the City should be proud of. The City should also be equally supportive of protecting the investment current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

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

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

Sincerely

Linda Simpson



Ms. Simpson,

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

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

Best,
Kyle

Kyle Moyer

President, Kyle Moyer & Company



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

Hello Kyle

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

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

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

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

Appreciate any updates you can provide.

Sincerely

Linda Simpson

August 25, 2025

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

RE: Comments regarding the proposed PAD development P25-09

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

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

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

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

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

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

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

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

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

Sincerely

Linda Simpson



Attachments

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

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

Kyle & Kurt,

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

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

Best Regards,

Dan & Cindy Dolan
[REDACTED]

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

Hello Kyle,

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

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

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

Thanks,
Victoria

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

Hello Kyle,

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

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

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

Thanks,
Victoria

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

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

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

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

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

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

I appreciate your timely response.

Sincerely,

Mary J. Cassellius
Larry D. Grace

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

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

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

1. Traffic Impacts on Lone Mountain Parkway

According to the Pre-Application Submittal:

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

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

Traffic Growth and Safety Concerns:

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

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

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

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

Projected timelines and phased implementation

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

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

2. Comprehensive Mass Grading – specifically on Parcel 3

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

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

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

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

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

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

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

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

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

4. Sewer System Modifications

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

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

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

4. Sewer System Modifications

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

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

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

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

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

5. Project Liaison

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

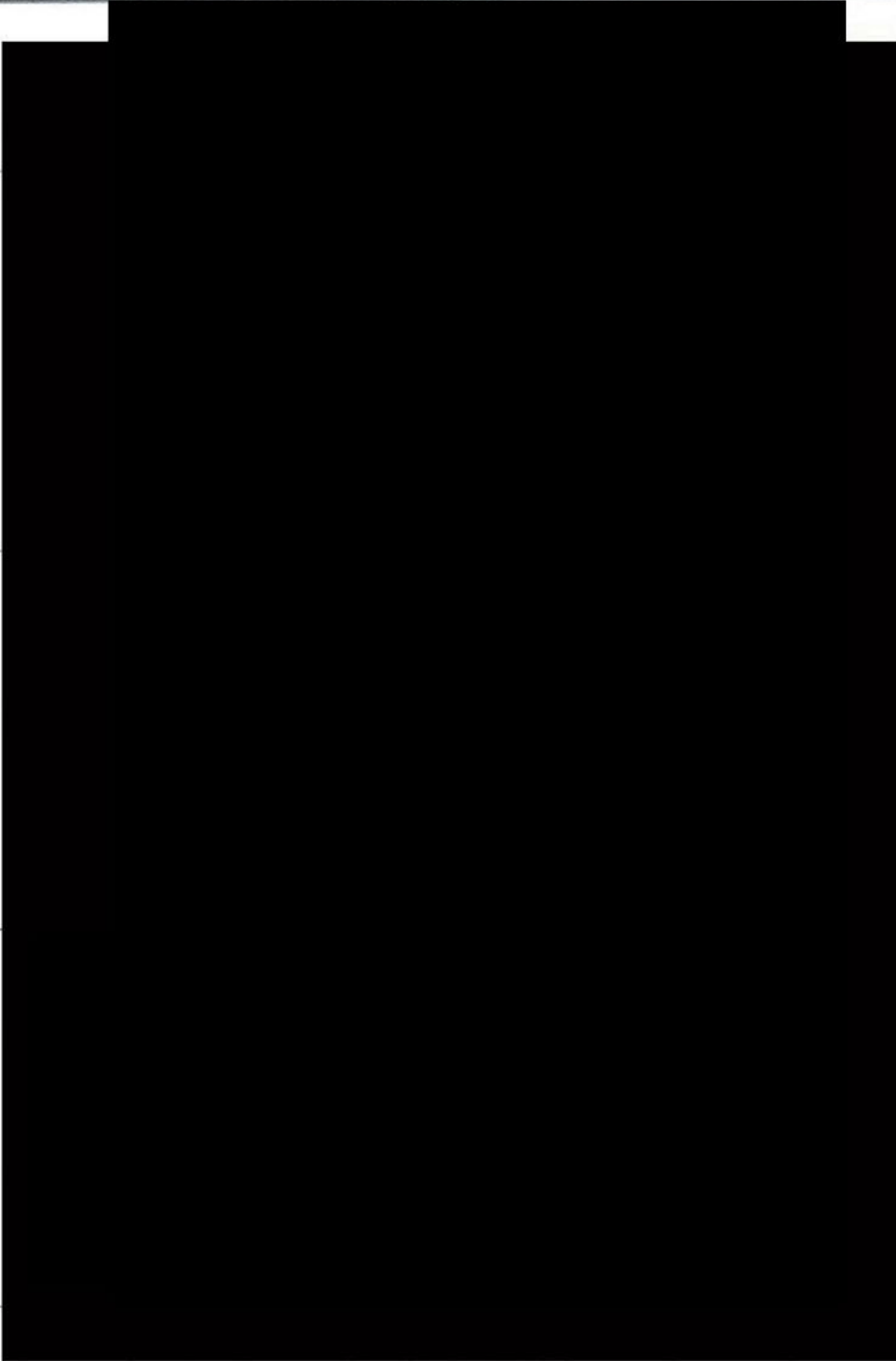
Please advise how the questions/comments/concerns that were raised through your initial review process will be communicated, as well as any “next steps” that you may be aware of and the timing of those “next steps”.

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

Mary J. Cassellius

Larry Grace

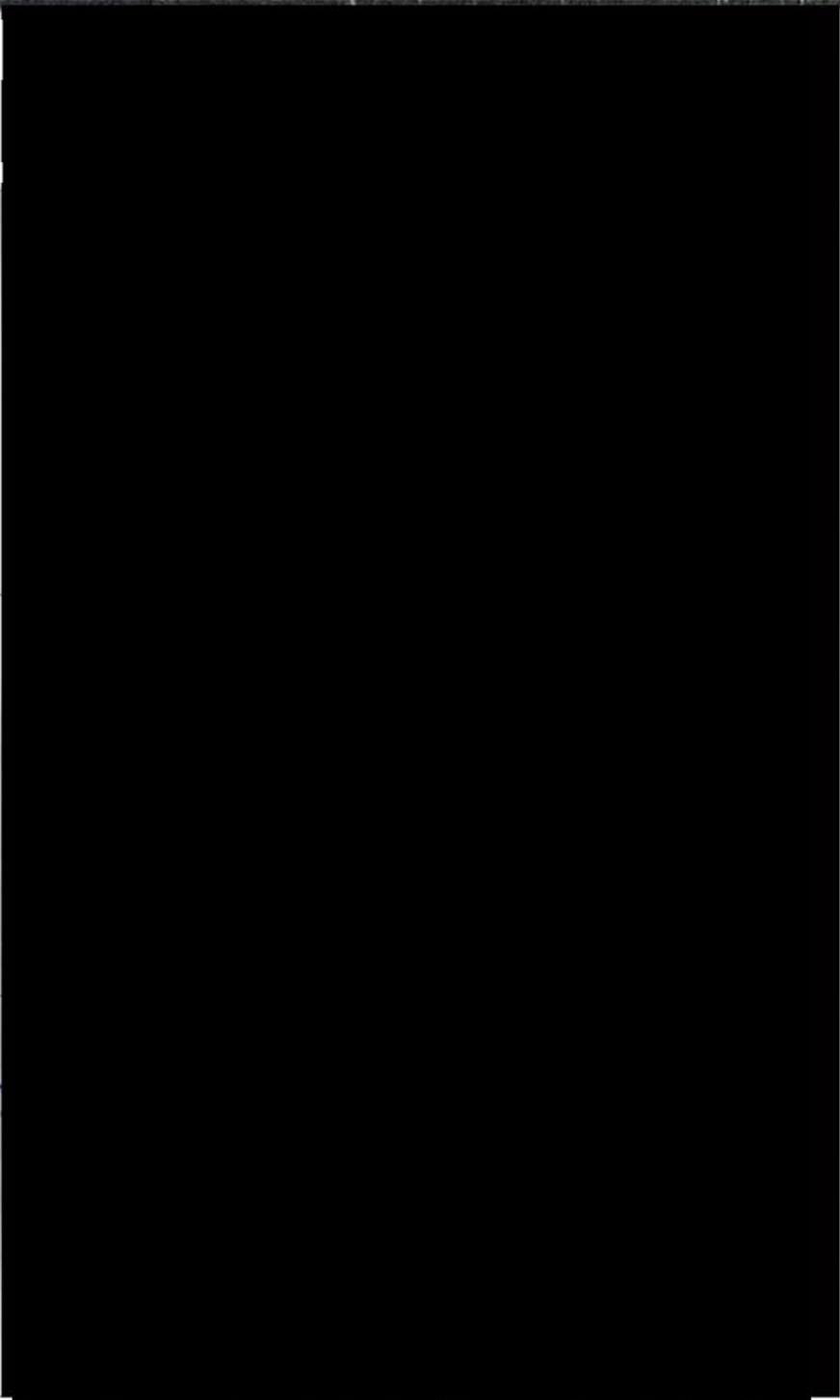
Lone Mountain and 135th Avenue Neighborhood Meeting (Case No: Z25-04) Community Preview Sign-in Sheet

<u>Name</u>	<u>Address</u>	<u>Phone</u>	<u>Email Address</u>
LISA Burch			
Artch Shavitzin			
Renfrew			
Mary Cussell			
Fun Rhoda B			
J. Timmins			
Dianne Hutton			

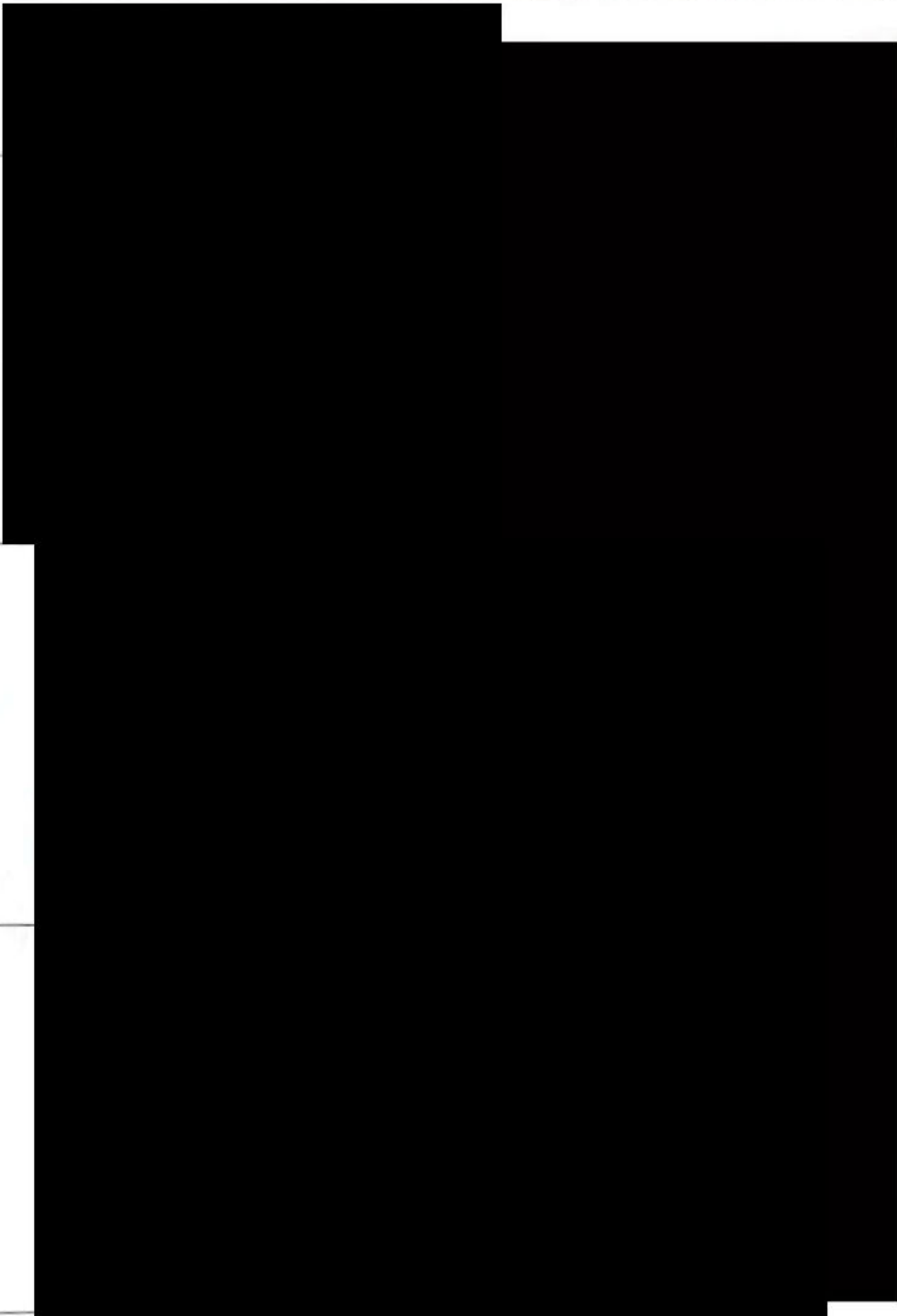
Lone Mountain and 135th Avenue Neighborhood Meeting (Case No: Z25-04) Community Preview Sign-in Sheet

Name	Address	Phone	Email Address
Holly Gaile			
BOB SHAFER			
ROBERTSON			
LeFlore			
McKinstry Healy & Ray			
Piper Jones			
Patterson			

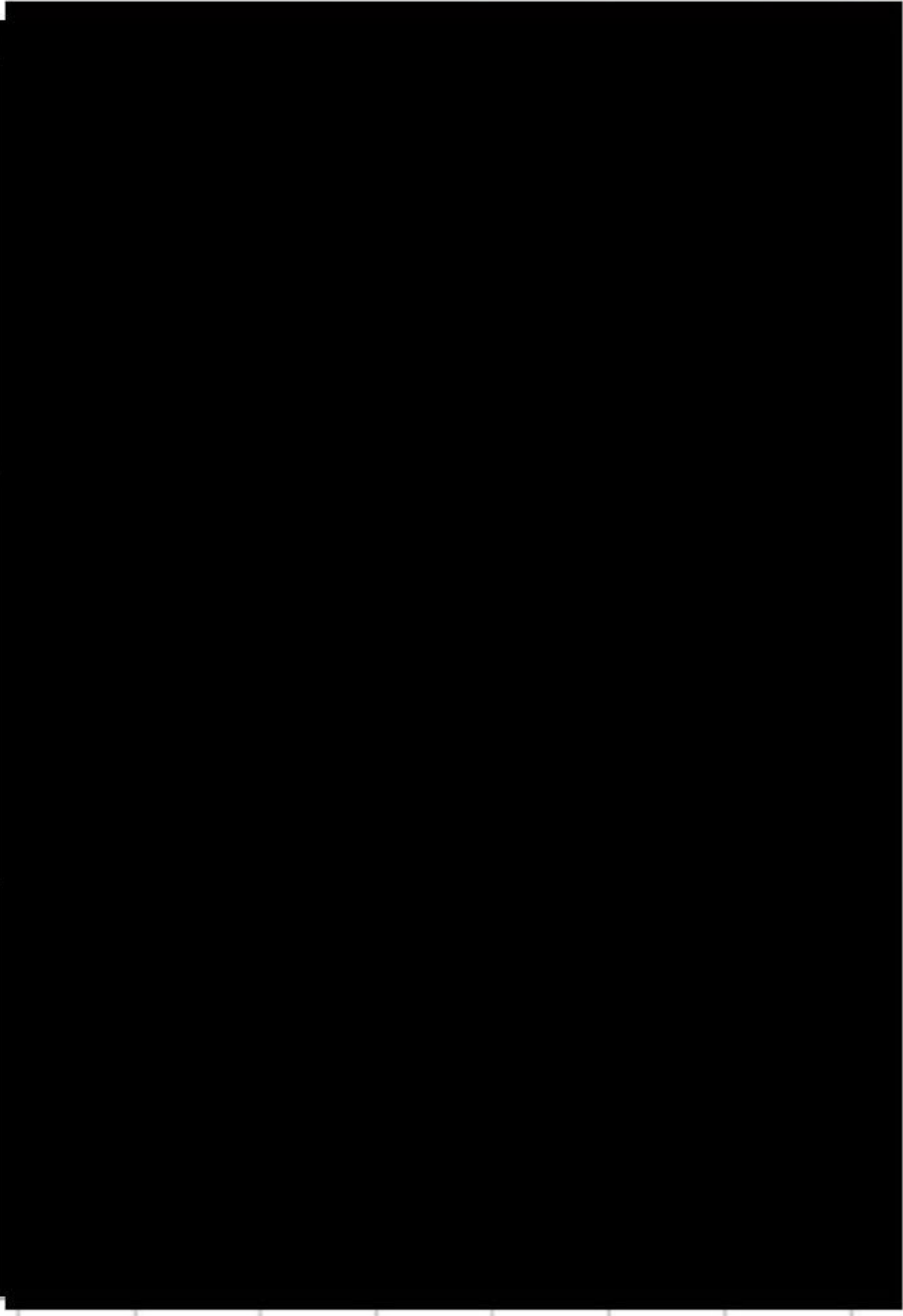
Lone Mountain and 135th Avenue Neighborhood Meeting
(Case No: Z25-04) Community Preview Sign-in Sheet

<u>Name</u>	<u>Address</u>	<u>Phone</u>	<u>Email Address</u>
Dave Fischer			
Eric Smith			
DANA MARK			
Wade Simpson			
Alana Peters			
Cheryl Bondh			
Steve Bondhus			

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

<u>Name</u>	<u>Address</u>	<u>Phone</u>	<u>Email Address</u>
Lorelei & Tod Lange			
Jim + Ellie Swinehart			
Anne Mattingly			
STEVE DAVITT			
BARRY GORDON			
PAT ALLER			
Ron Stewart			

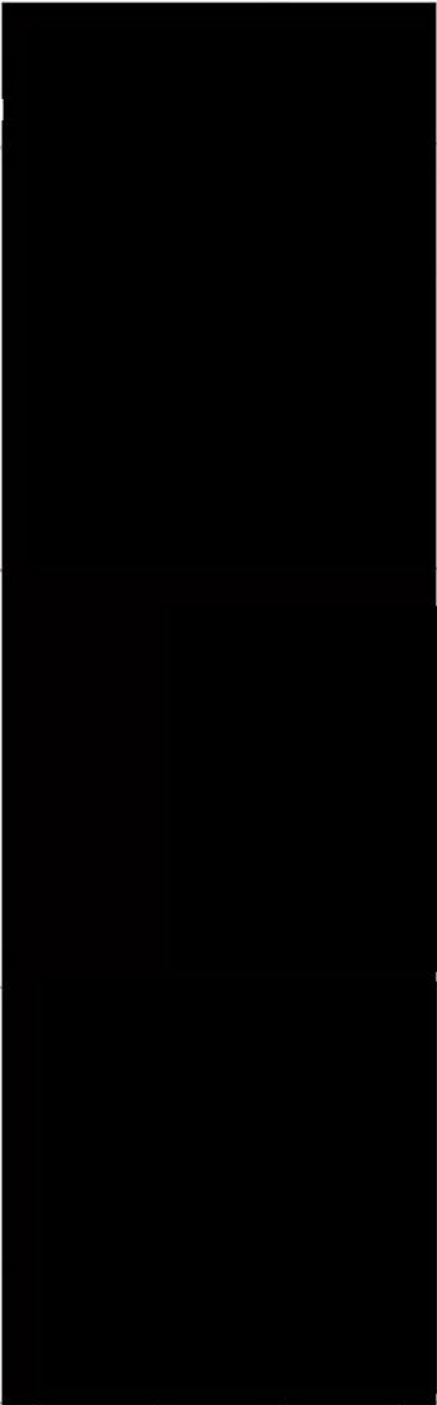
Lone Mountain and 135th Avenue Neighborhood Meeting
(Case No: Z25-04) Community Preview Sign-in Sheet

Name	Address	Phone	Email Address
Cathy Stano			
Tim Giles			
Tom Messer			
LARRY & SHEL BOESS			
John Rowe			
Ida Garcia			

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

<u>Name</u>	<u>Address</u>	<u>Phone</u>	<u>Email Address</u>
Kepent Anne Thomas			
JOHN COBURN			
DEWIS COBURN			
SHIRAZ WILSON			
Kathy + Earl DAU			
MARGARET 34106			
Terry + Randy Erickson			

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

<u>Name</u>	<u>Address</u>	<u>Phone</u>	<u>Email Address</u>
Jim & Judy Davis			
Diane Jost			
CARLA WALLACE			

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

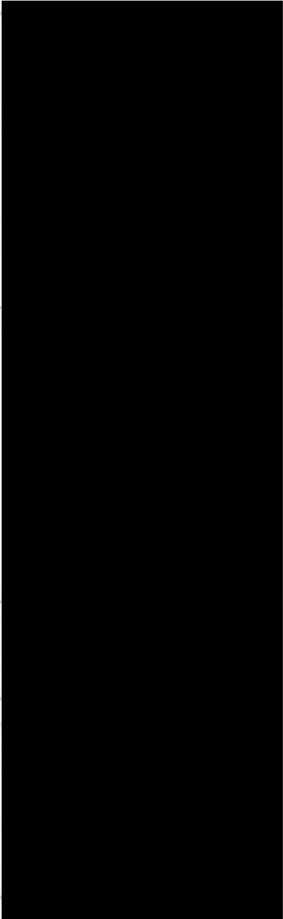
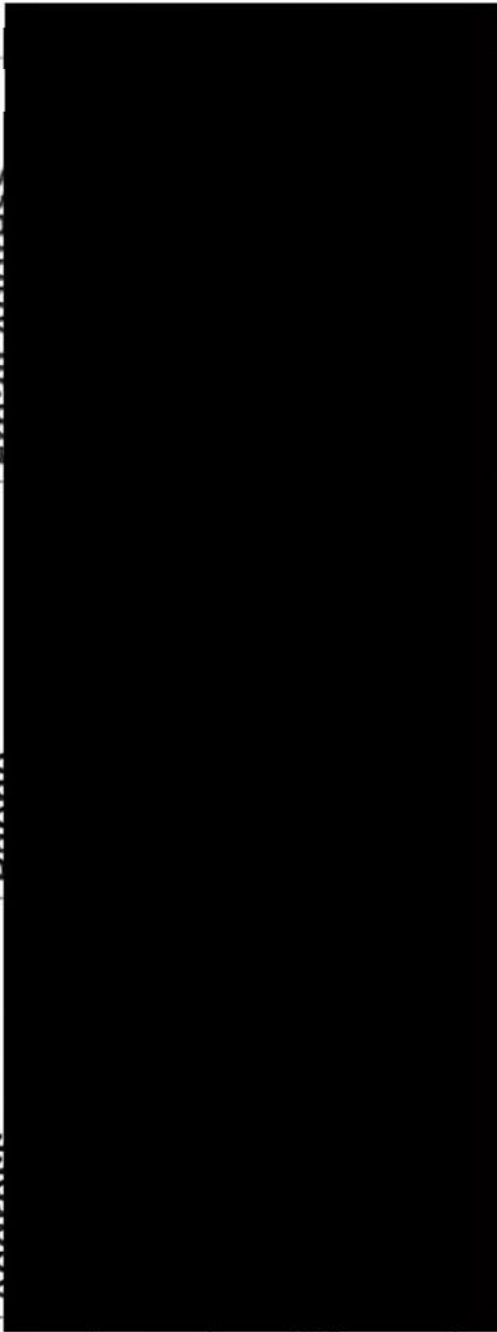
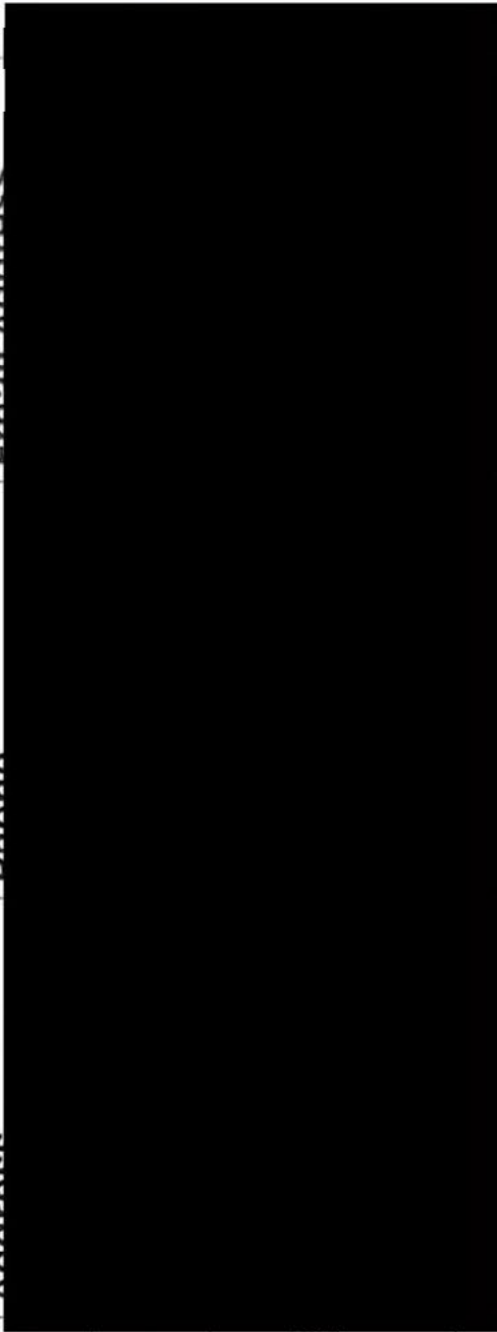
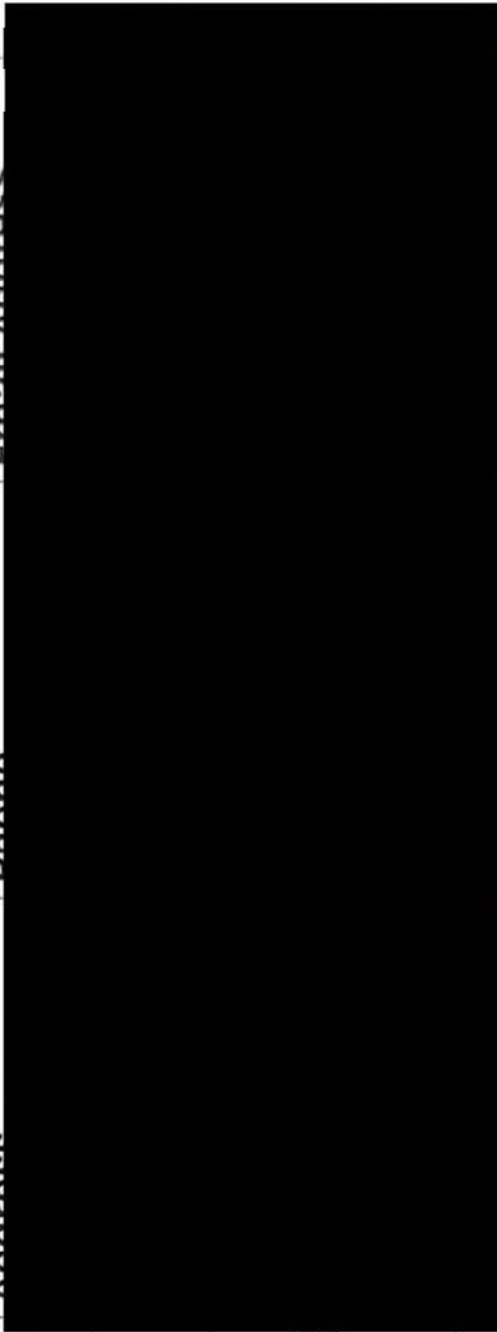
Name	Address	Phone	Email Address
Jerral Franklin			
Tim Francisco			
Rosendo			
Ricky Gonzalez			

Exhibit 9 - Citizen Participation Report

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

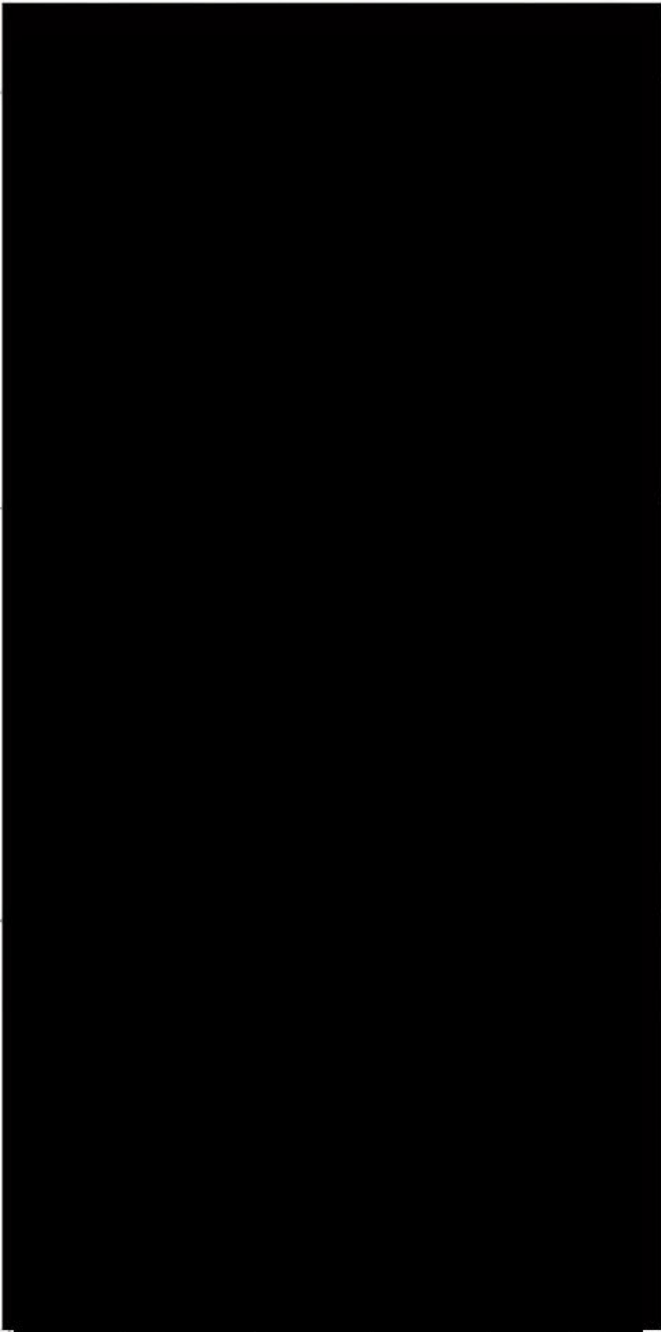
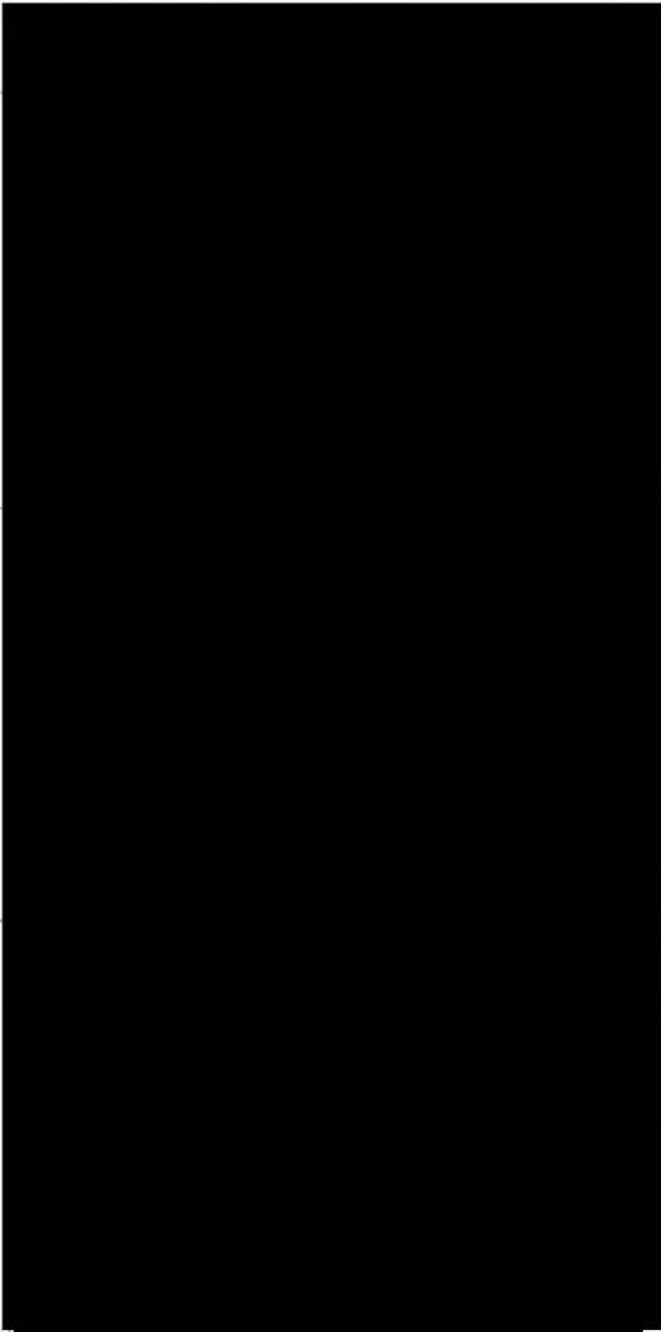
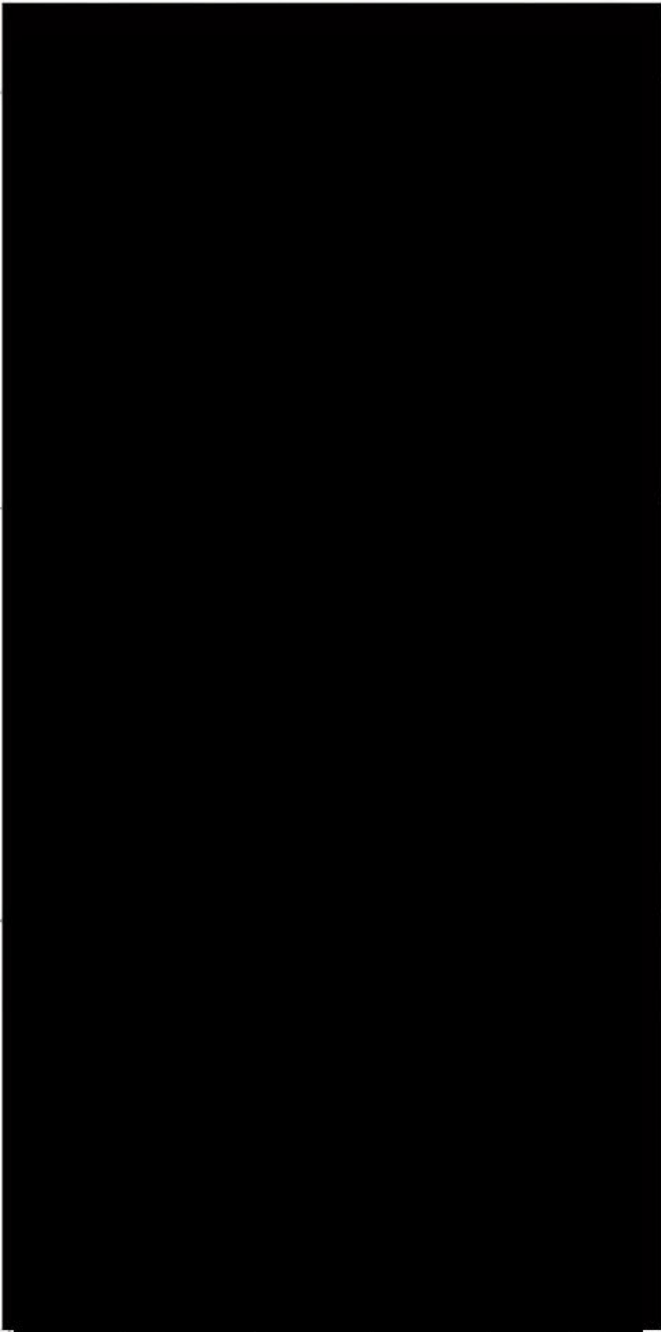
Name	Address	Phone	Email Address
RICHARD STIEKER			
PAUL SMITH			
Jennifer Machan			
BILL KEIMER			

Lone Mountain and 135th Avenue Neighborhood Meeting

(Case No: Z25-04) Community Preview Sign-in Sheet

<u>Name</u>	<u>Address</u>	<u>Phone</u>	<u>Email Address</u>
Cody Gleason			
Christine Owen Smith			
Erika Mano			

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

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

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

Name		
Mindy & Rick Verdi		
DAVID - JANE ZAVOS		
Shirley Erickson		
Ray & Nancy Hart		
Mary & Karl Koch		

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

Name						
Tim Bloom						
Steve Riggins						

Lone Mountain and 135th Avenue Neighborhood Meeting

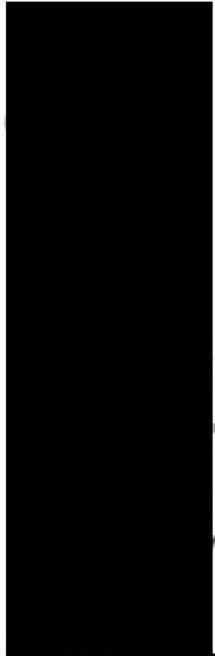
(Case No: Z25-04) Community Preview Sign-in Sheet

<u>Name</u>	<u>Address</u>	<u>Phone</u>	<u>Email Address</u>
TERESA LAMPNER			
SANDY + FRED KLAUS			
Michelle Daly			
Dennis Nowotarski			
Math Bullock			
Sarah Dircks			

Comment Card:

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

Name: STEVE DAVITT

Photo: 

Comments/Questions:

PEORIA

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

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

Comment Card:

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

Name: Mary Asquith

1 com

Comments/Questions: _____

concerns about sewer

mostly concerned because of my "view fence"

facing your construction

any blasting proposed

Comment Card:

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

Name: John Weber

Phone: 

Comments/Questions:

- Need 135th to be single lane each way.
- Roundabouts - not a fan.

2 lane drag strip with no outlets to the neighborhood.

Comment Card:

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

Name: Christine Smith Phone: [REDACTED]

Comments/Questions:

Please no two-story homes
or RV parking ^{garages} that backs up
to the Mattamy homes on 137 Ave
and our large green belt area (south end).

Thank you

Dust is also a concern.

Dynamiting the land.

Comment Card:

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

Name: Terry & Randy Erickson Phone: _____

Address: [REDACTED]

Comments/Questions: We asked These Questions and no one could answer:

* How much blasting is anticipated?

* What is the traffic plan to accommodate over 600 Families?

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

* How are you planning for flood/drainage?

Comment Card:

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

Name: Donna DeFlore

Phone:

Comments/Questions:

We live in Desert Vista

View Face

By yours truly } - Why put houses in back of ours -

ours
757 } Can you spread out like you
have to the left?

We need open space please
Please no 2 story

Comment Card:

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

Name: Robert Dsvengy

Phone: [REDACTED]

Email: [REDACTED]

Comments/Questions: ① 135th Ave is too wide and will be a driveway
is there anything that can be done to make it narrower with
some speed control on bumps.
I would like to get in contact with ~~someone~~ ^{someone}
to go over plans for 135th Ave.

Comment Card:

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

Name: [REDACTED]

Phone: [REDACTED]

James Timmins

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

Comment Card:

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

Name: Jennifer Nachamer

Phone:

Comments/Questions:

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

Comment Card:

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

Name: Karen & Anne Thomas

Phone: 

Email: _____

Address _____

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

What sq ft houses are considered? How many?

One story house only behind the existing houses

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

for atleast 10 years ~~the~~ the ^{land} behind us will not be

sold - Someone was dishonest - 3 years into our stay here
land is sold & new development is coming up. Disappointing.

Comment Card:

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

Name: MARGARET Phone: _____

Phone:

Email

Comments/Questions:

I live in Vistancia for over 15 years
I am very excited about the project
I am looking ^{to buy another home} forward hoping you will offer
NEXT GENERATION HOMES AND I WAS HOPEFUL
FOR NICE COMMUNITY CENTER WITH POOL AND
HOPEFULLY GATED COMMUNITY. MY SUN
AND COUPLE OF MY FRIENDS WILL LIKE TO GOVERNMENT

Comment Card:

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

Name: Chasler

Phone: [REDACTED]

Email: _____

Address: _____

Comments/Questions: _____

Suggest no 2 story homes
on any perimeter lots

LANDSCAPING - DESERT ADAPTED LOW WATER

USE COMPATIBLE WITH NEIGHBORING

DEVELOPMENTS

Comment Card:

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

Name: Diane Jost

Phone: [REDACTED]

Comments/Questions: _____

No 2-story behind Amberwing please

Bigger Drainage Channel behind Amberwing please

When will construction start - end?

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

How much notice will you give before blasting?

Will there be more public meetings?

Comment Card:

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

Name: Erilka Manno

Phone: 

Address: 

Comments/Questions:

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

Comment Card:

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

Name: Reg Williams

Phone: [REDACTED]

Email: [REDACTED]

Address: [REDACTED]

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

Comment Card:

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

Name:

Laura McManis

Phone:

[Redacted]

Email:

[Redacted]

Address:

Comments/Questions:

WE WANT A VIEW FENCE + WOULD LIKE
TO KEEP AS MUCH OF OUR VIEW AS POSSIBLE.
NO TWO STORY HOUSES SO WE CAN STILL
SEE FROM OUR YARD. NO WALK PATH
BEHIND OUR VIEW FENCE AS IT TAKES
AWAY FROM OUR LANDSCAPING.
WE'D LIKE EXTRA FOR OUR VIEW LOT +
DON'T WANT TO LOSE IT.

Comment Card:

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

Name:

LON POWAN

Phone:

[REDACTED]

Email:

[REDACTED]

Address:

Comments/Questions:

CURRENTLY ZONED SR43. SHOULD BE KORT-SR43
I DON'T THINK 135th SHOULD GO THROUGH FROM
LOVE MOUNTAIN TO DIXIE. THIS WILL JUST BE
A BARRIER AS A SHORT CUT FROM LOVE MOUNTAIN.
ALSO, THE MATHCROW WAY IS HIGHLY USED
BY WILDLIFE. SHOULD NOT RESTRICT THE WILDLIFE
CORRIDOR WITH A BRIDGE.

Comment Card:

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

Name: John Coburn

Phone: [REDACTED]

Email: _____

Address: _____

Comments/Questions: _____

• OPEN FORUM WAS GREAT

• 135TH AVE TRAFFIC IS A REAL CONCERN

• HAVE PRESENTERS COMPILE AN DISCUSSION
POINTS

Comment Card:

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

Name: Kathy DAU Phone: _____

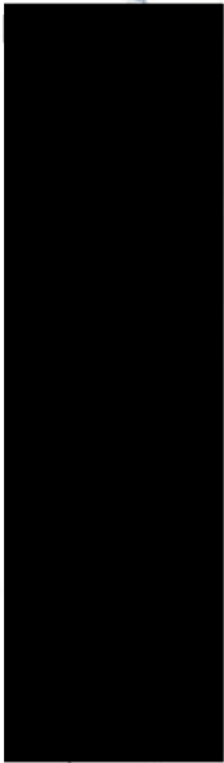
Email: _____ Address: _____

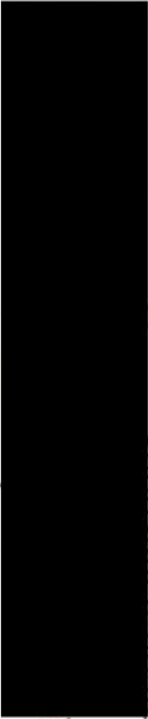
Comments/Questions: ① Don't want 2 stories behind
② Blasting? ③ Area behind - how far is
the easement ④ Water?
⑤ View fences/solid walls - where?

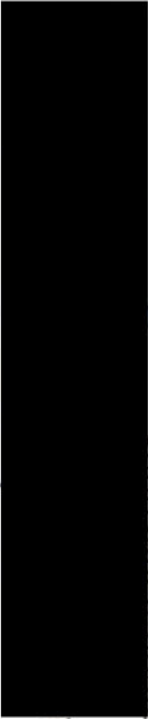
Comment Card:

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

Name: Cathy Steno

Phone: 

Email: 

Address: 

Comments/Questions: _____

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

Comment Card:

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

Name: BOB SATIFER

Phone: _____

Email: _____

Address: _____

Comments/Questions: _____

QUESTIONS - HOW CAN THE DEVELOPER KEEP THE

HOME SIZE TO SINGLE STORY. WHAT KIND OF

LANDSCAPING WSH BE INSTALLED TO PROTECT THE

VEGETATION OF THE HOUSE ALONG W. MONTANOS?

WSH THERE BE TREES & WALLS INSTALLED TO BUFFER

THE VIEW TO LENNARD HOMES? - THANK YOU!

Bob Satifer

Comment Card:

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

Name: LARRY LOFFESS

Phone: [REDACTED]

Email: [REDACTED]

Address: [REDACTED]

Comments/Questions: I RECOMMEND HAVING ONLY 1 STORY, LARGEST

LOT HOMES BORDERING THE WEST AND NORTH TRILOGY WALLS

AND HAVING A 100 FT. SETBACK FROM THE WALLS

BEFORE THE HOMES BEGIN

Comment Card:

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

Name: TIM GILES

Phone: _____

Email: _____

Address: _____

Comments/Questions: VERY CONCERNED ABOUT THE WILDLIFE,

THE VIEW AND PROXIMITY TO OUR HOME. WE BOUGHT

A LOT FOR A \$40K PREMIUM WITH DESERT VIEW NOT

ANOTHER DEVELOPMENT

Comment Card:

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

Name: Thomas Bennett Phone: [REDACTED]

Email: [REDACTED] Address: [REDACTED]

Comments/Questions:

PLEASE TRY NOT PUT HOUSES

BEHIND US

"WALK BEHIND OUR"

LOT" PLEASE

Comment Card:

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

Name: Linda Strom Phone: [REDACTED]

Email: [REDACTED] Address: [REDACTED]

Comments/Questions: _____

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

Comment Card:

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

Name: _____

Ron Buhl

Phone: _____

[REDACTED]

Email: _____

[REDACTED]

Address: _____

Comments/Questions: _____

WAY to many Homes going in.

Where are the existing wild life going to go? NOT

fair to drive all life out of an area just so humans can

live. When told Mr Homes were going in Across from

Desert Vista south, I do NOT want to look into

the back end of another Home and do NOT want High Wells

How about Water?? We don't have enough now!

Not getting started!

Comment Card:

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

Name: Rhonda Bindi

Phone: [REDACTED]

Email: [REDACTED]

Address: [REDACTED]

Comments/Questions: Concerns

Water availability?

Destroying desert/mountain
views.

Wild Life?

Traffic?

Overcrowded schools?

Fire / Safety for residents?

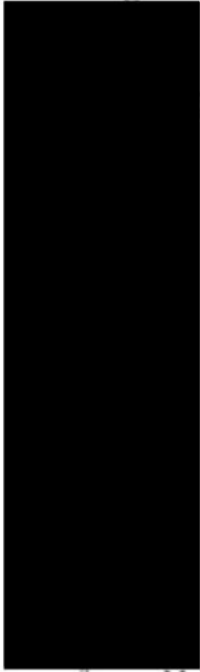
Comment Card:

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

Name:

Hilda Garcia

Phone:



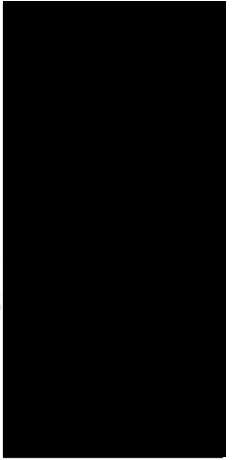
Email:



Address:

Comments/Questions: It is located in the traffic

that is busy to Vista del Parque Boulevard
We already have an issue with it being
a Rave trunk. How much more traffic / speeding
will it bring? (2) The park located in front
of my house, how will it be affected
by the houses your building directly
behind the park & walkway.



Comment Card:

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

Name: Richard Vega

Phone: _____

Address: _____

Comments/Questions: _____

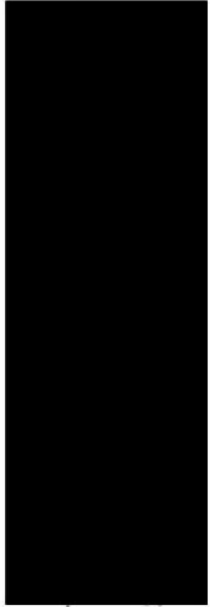
Leave The Open Space

Alone

Comment Card:

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

Name: Irish Hanard

Phone: 

Email: 

Address: 

Comments/Questions: _____

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

Comment Card:

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

Name: Slipley Erickson Phone:

Email: [REDACTED]

Comments/Questions: _____

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

Comment Card:

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

Name: Dana Maud Phone: [REDACTED]
Email: [REDACTED]
Comm: [REDACTED]

Can the set back from Tulocay increased
Can 2 story homes be built over to
Lone Mountain

Comment Card:

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

Name: Dave Fischer

Email: 

Comments/Questions: I am concerned about:

- additional students to schools

- environmental impact

- traffic impact

Comment Card:

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

Name: Ray McIntire

Phone: [REDACTED]

Email: [REDACTED]

Address: [REDACTED]

Comments/Questions:

It's difficult for me personally to believe any developers "plan"

"builder" plan - style of house etc is finer

Whose amenities will this "neighbor" use?

Plans for taking on these "new" youngsters

Plans for traffic flow problems?

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

Will police (additional) be provided by developer etc.

Comment Card:

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

Name: Tom Messer

Phone: _____

Email: _____

Address: _____

Comments/Questions: _____

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

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

Thank You
Tom Messer

Comment Card:

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

Name: _____

Irish Hanard

Comments/Questions: _____

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

Comment Card:

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

Name: Shirley Erickson Phone:

Comments/Questions:

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

Comment Card:

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

Name:

Dana Mack

Phone:



*Can the set back from Tulocay increased
Can 2 story homes be built from 10 ft
Lone Mountain*

Comment Card:

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

Name: KATHLEEN MCKINSTRY

Phone: [REDACTED]

Comments/Questions: I am opposed to this development.

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

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

Comment Card:

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

Name: MARY GRAHAM

Phone: [REDACTED]

Comments/Questions: (SOREY DIDNT HAVE MY GLASSES)

1. GOOD BUFFER ZONES BETWEEN COMMUNITIES ?
2. AMBIENT / LOW LIGHT MAINTAINED ?
3. BEST ZONES + PRIOR NOTIFICATION WITH POSSIBLE INSPECTIONS IF ANY ?
4. MAINTAIN QUIET TIMES
5. JUST MITIGATION
6. TRAFFIC CONCERNS
7. TWO STORIES POSSIBLY AWAY FROM SINGLE STORY & VIEW FENCE

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

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

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

Sarah,

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

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

Thank you,
Victoria Suppo

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

Victoria,

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

Sarah Dircks, MCP, AICP

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

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

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

To: kajones@tblaw.com

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

Subject: Questions about Lone Mountain and 135th Ave PAD

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

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

Hello Kurt,

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

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

Thank you,
Victoria Suppo

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

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

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

Sarah,

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

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

John and Deanna Markosian

[REDACTED]

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

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

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

Good day Sarah,

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

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

Address : [REDACTED]

Michael J. Simpson

[REDACTED]

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

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

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

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

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

My concerns lie in two main areas:

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

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

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

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

Sincerely

A large black rectangular redaction box covering the signature area.

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

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

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

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

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

I appreciate your timely response.

Sincerely,

Mary J. Cassellius
Larry D. Grace

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

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

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

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

Thank you for your time.

Mary Cassellius
Larry Grace

[REDACTED]
[REDACTED]
[REDACTED]

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

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

Please advise

Thank you for your time.

[REDACTED]
[REDACTED]

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

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

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

Josh Hansma

Josh Hansma

Associate, Kyle Moyer & Company



(616) 540-5825

josh@kylemoyer.com

KyleMoyer.com

From: [REDACTED]

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

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

Subject: Neighborhood Rezoning Meeting

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

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

1. Traffic Impacts on Lone Mountain Parkway

According to the Pre-Application Submittal:

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

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

Traffic Growth and Safety Concerns:

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

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

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

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

2. Comprehensive Mass Grading – specifically on Parcel 3

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

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

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

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

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

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

4. **Sewer System Modifications**

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

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

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

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

5. **Project Liaison**

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

concerns that arise throughout the construction process.

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

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

Mary J. Cassellius

Larry Grace

August 25, 2025

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

RE: Comments regarding the proposed PAD development P25-09

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

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

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

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

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

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

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

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

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

Sincerely



Attachments

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

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

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Lone Mountain and 135th

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

Hi Carla & Charles,

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

<Outlook-3nz3smzi.png>

Matt Bullock
City Council Representative
Mesquite District

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

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

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

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

Matt Bullock/Sarah Dircks,

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

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

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

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

Thanks,

Carla & Charles Karpinske


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

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

Hello Matt,

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

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

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

Thank you for service to the community,

David & Jayne Zavos

[REDACTED]
[REDACTED]
[REDACTED]

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

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

Juan P. Caldentey
[REDACTED]

Begin forwarded message:

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

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

Begin forwarded message:

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

[REDACTED]

[REDACTED]

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

Melissa,

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

[REDACTED]

Sent from my iPhone

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

[REDACTED]

Linda,

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

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

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

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

Melissa and Greg McAllister

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

[REDACTED] wrote:

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

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

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

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

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

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

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

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

What changes have ben made from resident input and suggestions

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

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

Update on the 135th Ave alignment and road

improvements

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

Sincerely

Linda Simpson

From: [REDACTED]
To: [Sarah Dircks](#)
Cc: [REDACTED]
Subject: Re: Case Z25-04
Date: Wednesday, November 5, 2025 10:14:59 AM

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ok, thank you for the information.

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

Joe,

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

Sarah Dircks, MCP, AICP

Senior Planner

623-773-7514

Sarah.Dircks@PeoriaAZ.gov

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

Subject: Re: Case Z25-04

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

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

Joe,

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

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

Sarah Dircks, MCP, AICP

Senior Planner

623-773-7514

Sarah.Dircks@PeoriaAZ.gov

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

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Hi Sarah,

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

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

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

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

Joe

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

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

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Hello,

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

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

Thank you for your consideration,

Joel L. Resnick
[REDACTED]

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

Ron,

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

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

Sarah Dircks, MCP, AICP

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

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

Hi Ron,

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

Matt Bullock
[Council Representative](#)



Mesquite District

P: 623-773-7328 E: matt.bullock@peoriaaz.gov

W: [Council webpage](#)

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

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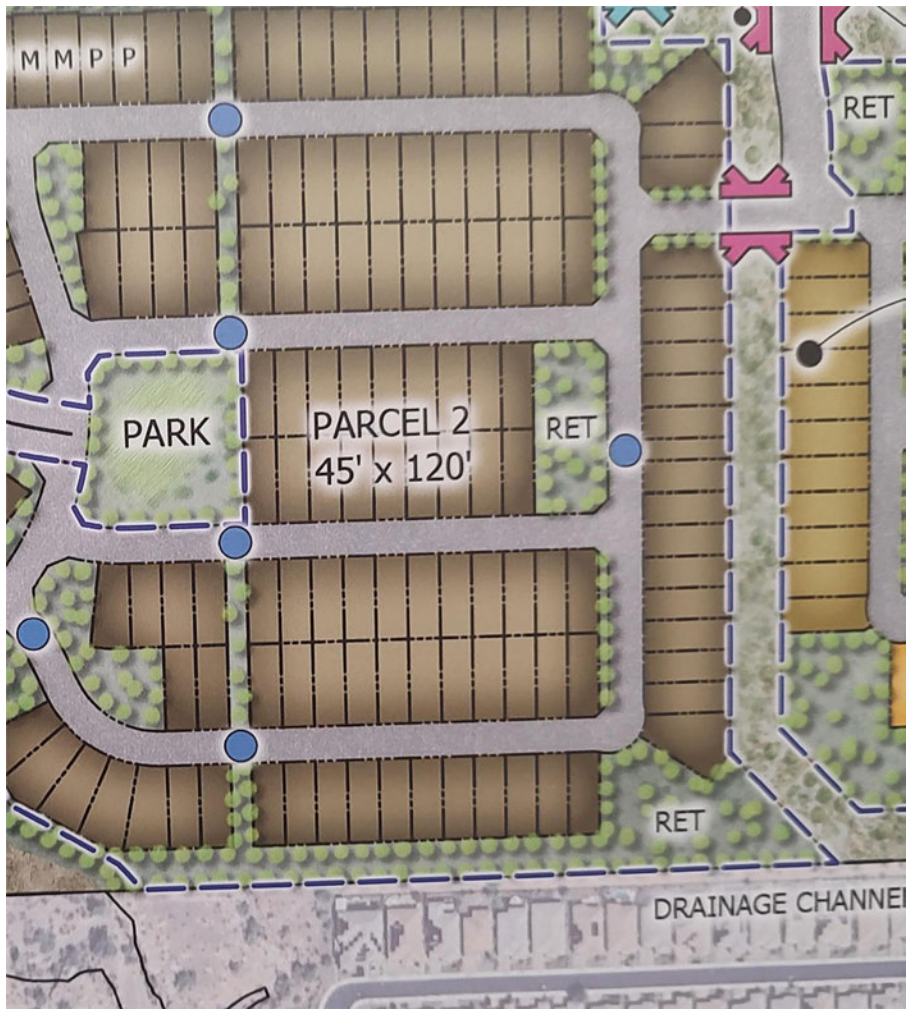
Good morning Sarah and Matt,

I live at [REDACTED]

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

Thank you,

Ron Stewart
[REDACTED]



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

Cathy,

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

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

Sarah Dircks, MCP, AICP

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

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

Hello Cathy and Rob.

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

Let me know.



Matt Bullock

Council Representative

Mesquite District

P: 623-773-7328 E: matt.bullock@peoriaaz.gov

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

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Dear Sarah Dircks and Matt Bullock,

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

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

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

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

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

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

Thank you for your consideration,

Kindly,

Cathy Stano & Bob Shafer

[REDACTED]

[REDACTED]

[REDACTED]

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

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Hi Sarah,

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

Thank you,
Sally Pyles

Sent from my iPhone

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

>

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

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

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Hi Sarah,

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

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

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

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

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

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

Thank you for your consideration.

John McClure and Sandra Zarcone
[REDACTED]

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

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Hi Sarah,

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

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

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

Thank you,

Vistancia Entrada Homeowner,

Jeff Derryberry
[REDACTED]

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

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Thank you Sarah for your prompt and clear response.

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

Jake,

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

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

Sarah Dircks, MCP, AICP

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

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From: [REDACTED]

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

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Good morning, Sarah,

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

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

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

All the best

Jake Timmins
[REDACTED]

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

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Dear Mr. Hansma,

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

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

Sarah ~

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

Thank you again for your time and thorough response.

Warm regards,
~*dr*Cloretta

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

Loretta,

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

Josh & Loretta,

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

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

Sarah Dircks, MCP, AICP

Senior Planner

623-773-7514

Sarah.Dircks@PeoriaAZ.gov

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From: Josh Hansma <josh@kylemoyer.com>

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

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

Cc: Sarah Dircks <sarah.dircks@peoriaaz.gov>

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

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Dear Dr. Cheeks,

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

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

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

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

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

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

Thank you again for your engagement and thoughtful inquiry.

Josh Hansma

Josh Hansma

Associate, Kyle Moyer & Company



(616) 540-5825

Josh@kylemoyer.com

KyleMoyer.com

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

Hello Mr. Hansma,

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

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

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

Land Use Mix:

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

also being proposed?

Lot Sizes and Density:

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

Open Space and Shared Infrastructure:

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

Future Amendments:

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

Community Amenities:

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

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

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

Thank you for your time and assistance.

--



| Loretta Cheeks, Ph.D.



Artificial Intelligence | Machine Learning | Data Science | STEAM

[Redacted]

[Redacted]

Strong TIES and DS Innovation, Founder & CEO

[Redacted]



Strong TIES



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

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

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

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

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

Kurt A. Jones | Senior Planner | 602.452.2729



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

Kurt,

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

Victoria

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

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

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

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

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

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

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

To: kajones@tblaw.com

Cc: sarah.dircks@peoriaaz.gov; [REDACTED]

Subject: Questions about Lone Mountain and 135th Ave PAD

Hello Kurt,

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

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

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

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

Thank you,
Victoria Suppo

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

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

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Sarah,

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

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

Thank you,
Victoria Suppo

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

Victoria,

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

Sarah Dircks, MCP, AICP

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

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

From: [REDACTED]
Sent: Thursday, May 8, 2025 4:20 PM
To: kajones@tblaw.com
Cc: Sarah Dircks <sarah.dircks@peoriaaz.gov>; [REDACTED]
Subject: Questions about Lone Mountain and 135th Ave PAD

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

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Hello Kurt,

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

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

Thank you,
Victoria Suppo

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

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

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Sarah,

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

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

John and Deanna Markosian
[REDACTED]

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

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

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

Good day Sarah,

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

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

Address : [REDACTED]

Michael J. Simpson

Hells Gate Hot Dog CO.

[REDACTED]

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

Good Afternoon,

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

Sarah Dircks, MCP, AICP

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

City of Peoria | Planning Department

9875 N. 85th Avenue, Peoria, AZ 85345
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Peoriaaz.gov/planning

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

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Sarah,

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

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

Good Morning,

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

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

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

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

Sarah Dircks, MCP, AICP

Senior Planner

623-773-7514

Sarah.Dircks@PeoriaAZ.gov

City of Peoria | Planning Department

9875 N. 85th Avenue, Peoria, AZ 85345

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[Peoriaaz.gov/planning](https://peoriaaz.gov/planning)

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

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Lone Mountain and 135th

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

Hi Carla & Charles,

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

<Outlook-3nz3smzi.png>

Matt Bullock
City Council Representative
Mesquite District

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

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

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

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

Matt Bullock/Sarah Dircks,

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

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

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

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

Thanks,

Carla & Charles Karpinske


[REDACTED]

To: Sarah Dircks

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

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

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Thank you Sarah.

Cathy Stano

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

>

> Cathy,

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

>

> Sarah Dircks, MCP, AICP

> Senior Planner

> 623-773-7514

> Sarah.Dircks@PeoriaAZ.gov

>

> City of Peoria | Planning Department

> 9875 N. 85th Avenue, Peoria, AZ 85345

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> Peoriaaz.gov/planning

>

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

> From: Cathy Stano [REDACTED]

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

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

> Cc: [REDACTED] >

> Subject: Rezoning concerns re: File P25-09

>>

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attachments or clicking on links.

>>

> [You don't often get email from [REDACTED] Learn why this is important at
<https://gcc02.safelinks.protection.outlook.com/?>

[url=https%3A%2F%2Fprotect.checkpoint.com%2Fv2%2Ffr01%2F__https%3A%2F%2Faka.ms%2FLearnAboutSenderIdentification__.YzJ1OmF6Y3JwY2l0eXB1b3JpYTpjOm86MTRiOTBmYmM0OTA4YzgyNTIxYWViZGM3ZTRmOTFmOWM6NzplZmFmOjYzYjE3NDNjNTRiMjBhOWY5MzhlnDA3ZTA1NWUxMjg2MTY1N2FkNTU2OTg5NWNlYWVlYmU1N2Y0ZDQ0NDZhNDE6cDpUOKY&data=05%7C02%7CSarah.Dircks%40peoriaaz.gov%7Cb15c689b91a94aebe69f08de287c8937%7Ce9fbf376af0b4f6fac1bcd357220c7c1%7C0%7C0%7C638992712503991489%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoitWFBpCjIsIldlUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=MY6wlnnk6c9cZ6lDR6FkMluumonx9KqLLabEFSCuXdo%3D&reserved=0](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fprotect.checkpoint.com%2Fv2%2Ffr01%2F__https%3A%2F%2Faka.ms%2FLearnAboutSenderIdentification__.YzJ1OmF6Y3JwY2l0eXB1b3JpYTpjOm86MTRiOTBmYmM0OTA4YzgyNTIxYWViZGM3ZTRmOTFmOWM6NzplZmFmOjYzYjE3NDNjNTRiMjBhOWY5MzhlnDA3ZTA1NWUxMjg2MTY1N2FkNTU2OTg5NWNlYWVlYmU1N2Y0ZDQ0NDZhNDE6cDpUOKY&data=05%7C02%7CSarah.Dircks%40peoriaaz.gov%7Cb15c689b91a94aebe69f08de287c8937%7Ce9fbf376af0b4f6fac1bcd357220c7c1%7C0%7C0%7C638992712503991489%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoitWFBpCjIsIldlUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=MY6wlnnk6c9cZ6lDR6FkMluumonx9KqLLabEFSCuXdo%3D&reserved=0)

]

>

> To all of us this may concern-

>

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

>

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

>

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

>

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

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

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

>

> With kind regards,

>

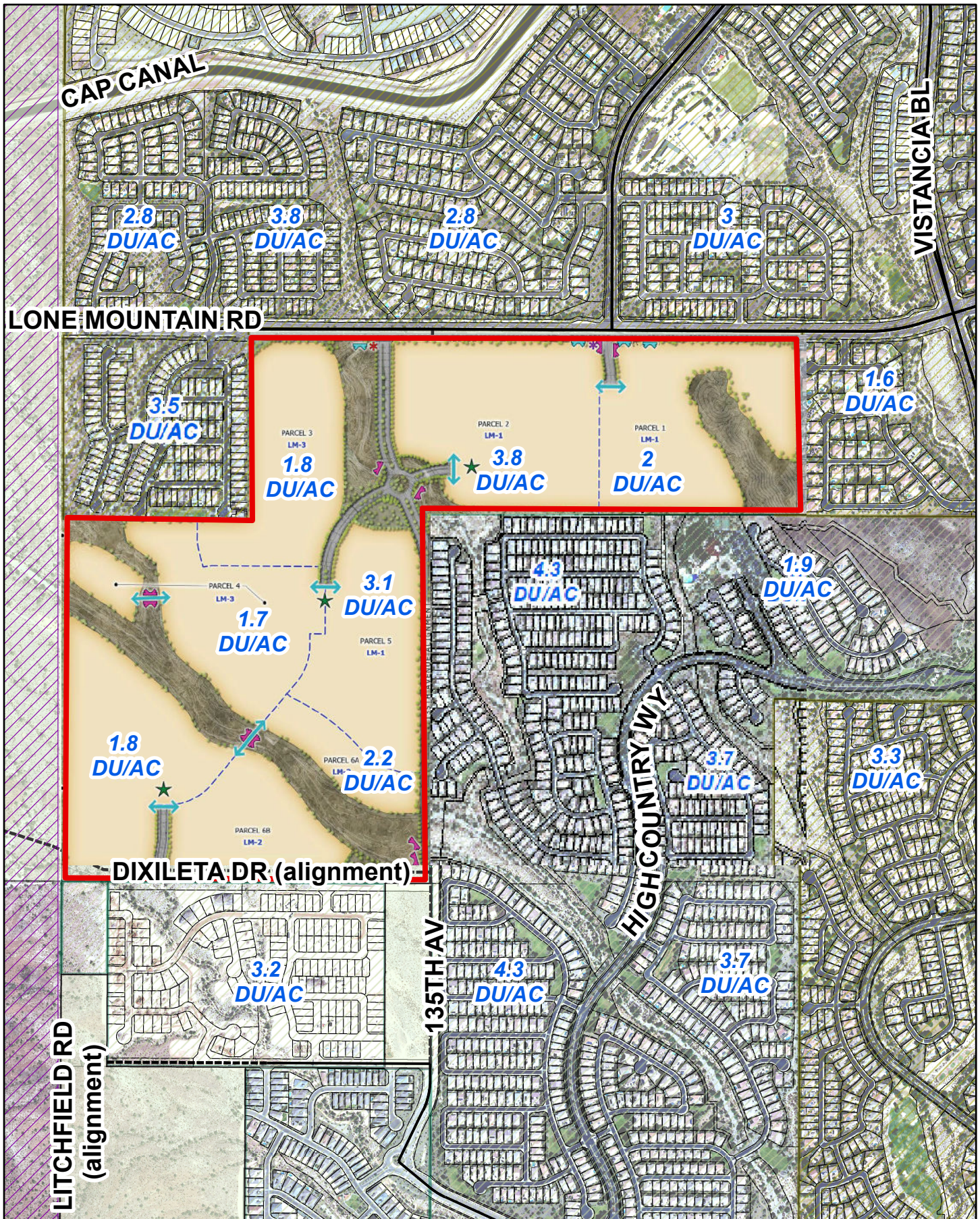
> Cathy Stano and Bob Shafer

[REDACTED]



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

LONE MOUNTAIN & 135TH AVENUE (Z25-04)





PLANNING AND ZONING COMMISSION REPORT

Meeting December 11, 2025

Date:

Agenda Item: 4R

Case Name: Travesio: Minor General Plan Amendment (GPA25-05)

General Application Information

Proposal:

Request to amend the General Plan Land Use designation from Mixed Use Neighborhood Village to Traditional Residential (2 to 5 dwelling units per acre) for approximately 4.7 acres.

Location:

NWC of 95th Ave & Happy Valley Rd.

Project Acreage:

Approximately 4.7 acres

Applicant:

Hannah Blead of Withey Morris Baugh, PLC on behalf of K. Hovnanian Homes

Project Description

A request for continuance has been submitted for this case. Please see the attached memo for Case Z25-10.



PLANNING AND ZONING COMMISSION REPORT

Meeting December 11, 2025

Date:

Agenda Item: 5R

Case Name: Travesio: Rezone (Z25-10)

General Application Information

Proposal:

Request to rezone approximately 51.8 acres from Suburban Ranch 43 (SR-43) to the Travesio Planned Area Development (PAD) to allow for a 139-lot subdivision.

Location:

NWC of 95th Ave & Happy Valley Rd.

Project Acreage:

Approximately 51.8 acres

Applicant:

Hannah Blead of Withey Morris Baugh, PLC on behalf of K. Hovnanian Homes

Project Description

A request for continuance has been submitted for this case. Please see the attached memo.

ATTACHMENTS:

Description

Request for Continuance



City of Peoria

PLANNING DEPARTMENT

9875 North 85th Avenue
Peoria, Arizona 85345
T 623-773-7200
planning@peoriaaz.gov

Memorandum

Meeting Date: December 11, 2025

To: Planning and Zoning Commission

From: Elias Valencia, Senior Planner

Re: Items 4R & 5R – Travesio
GPA25-05 and Z25-10

Staff is requesting the Commission move the above items to the next available Planning and Zoning Commission in January 2026.