



Exhibit 1 | Conditions of Approval

The Ville PAD Initial Zoning (Z24-05)

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

1. A Traffic Impact Analysis (TIA), signed/sealed by a Registered Professional Engineer in the State of Arizona shall be submitted with a Preliminary Plat application.
2. The Preliminary Plat for the development shall conform to the City of Peoria's TIA and Access Management Standards, except as otherwise approved by the City Engineer.
3. Developer shall comply with all City of Peoria engineering design standards, policies, codes and requirements at time of development and final engineering submittal.
4. Sufficient right-of-way (ROW) dedication shall be required to complete a sixty-five-foot (65') half width for Thunderbird Road and twenty-five-foot (25') half width for 73rd Avenue, including dedication of a 30' by 30' chamfer at the intersection of 73rd Avenue and Thunderbird Road. Additionally, eight-foot (8') public utility easements (PUEs) shall be dedicated along all street frontages.