



Exhibit 1 | Conditions of Approval

The Hill Residence Initial Zoning (Z24-06)

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. Developer shall comply with all City of Peoria engineering design standards, policies, codes and requirements at time of development and final engineering submittal.
2. At the time of Engineering Review, or in conjunction with the forthcoming CIP project along the southern property line, whichever comes first, sufficient Roadway and Peoria Municipal Utility Easement dedication shall be provided for the Pinnacle Peak Road north half-street right of way.