



## **Exhibit 1 | Conditions of Approval**

### **Ascent Mystic: Lake Pleasant Heights (Z03-05A.6)**

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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. The development shall substantially conform to the “Lake Pleasant Heights” Planned Community Development (PCD) Standards and Guidelines Report (case Z03-05A.6) stamped approved on 10/01/2024.
2. The approval entered herein shall not negate any of the prior conditions contained or referenced within Cases Z03-05 as amended, and as such, those *Conditions of Approval* for the applicable cases shall remain in force.