

# Exhibit 1 | Conditions of Approval

BELL ROAD PAWN (CU25-11)

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

1. Development and use of the subject site shall substantially conform to the Project Narrative (Exhibit 7), and Conceptual Site Plan (Exhibit 4), as contained in the staff report to the Planning and Zoning Commission dated August 21, 2025.