



Conditions of Approval | Exhibit 1

7300 JOMAX REZONE (Z23-14)

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

1. The Development shall comply with all City of Peoria engineering design standards, policies, codes, and requirements at the time of development and final engineering submittal. All dedications, easements, and improvements shall be demonstrated on the final civil plan submittal.
 2. The Developer shall dedicate a minimum of fifty-five (55) feet of right-of-way as measured from the centerline of Jomax Road. In addition to the minimum right-of-way for Jomax Road, the Developer shall provide the following improvements and dedications in order for the City to grant vehicular access to Jomax Road:
 - a. The Developer shall dedicate an additional ten (10) feet of right-of-way for a deceleration lane, west of the driveway access to Jomax Road.
 - i. The additional ten (10) feet of right-of-way dedication shall result in a minimum of sixty-five (65) feet of right-of-way as measured from the centerline of Jomax Road which will extend from the eastern edge of the driveway curb return to the western extent of the subject property frontage for the southern half-street of Jomax Road, unless otherwise approved by the City Engineer.
 - ii. Within the additional ten (10) feet of right-of-way, the Developer shall design and construct a right-turn lane with a minimum one hundred (100) feet of storage, and one hundred fifty (150) feet of taper, prior to Certificate of Occupancy for any building on the subject site, unless otherwise approved by the City Engineer.
 3. The Developer shall dedicate an 8-foot Public Utility Easement (PUE) along the entire site frontage of Jomax Road.
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