



Conditions of Approval | Exhibit 1

RESORT RESIDENCES AT CIBOLA VISTA (Z00-10A.6)

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

1. All prior conditions of approval associated with the Cibola Vista Planned Area Development Zoning District shall remain in force and effect unless otherwise specifically modified herein.
 2. The Developer shall comply with all City of Peoria engineering design standards, policies, codes, and requirements at the time of development and final engineering submittal. All required improvements must be documented on the requisite plans prior to Site Plan approval.
 3. The Developer shall revise any drainage elements in accordance with City requirements as necessary including on adjacent parcels due to proposed modifications to the areas on the Resort Residences at Cibola Vista site that impact drainage for adjacent parcels.
 4. The Developer must submit a revised Traffic Impact Analysis (TIA) with the first construction document submittal.
 5. Based on the number of units proposed for the Resort Residences at Cibola Vista, secondary fire and public accesses are required.
 6. Prior to Final Plat approval for the Resort Residences at Cibola Vista, the developer shall provide either:
 - a. Documentation of a recorded agreement and associated public access and maintenance easements executed between the property owners for Evergreen (Assessor's Parcel #201-36-737), Prestige (Assessor's Parcel #201-40-385), and the Resort Residences at Cibola Vista (Assessor's Parcel #201-36-604 and #201-36-646C).
 - i. The agreement and associated recorded easements shall allow the developer of any of the above referenced parcels to construct and maintain a shared access drive from the western boundary of Assessor's Parcel #201-36-604 and #201-36-646C to Lake Pleasant Parkway.
 - ii. Access to Lake Pleasant Parkway and any necessary improvements to the right-of-way shall be completed by the developer in accordance with the approved TIA unless otherwise approved by the City Engineer or designee.
 - iii. Prior to Certificate of Occupancy of any building for the Resort Residences at Cibola Vista the secondary public access shall be constructed in accordance with applicable City of Peoria requirements at the time of development.
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- b. A revised Site Plan layout for the Resort Residences at Cibola Vista and associated plans indicating a secondary public and fire access approved by the City in accordance with applicable City requirements at the time of development.
 7. The developer shall be responsible for the construction of right turn lanes at each site driveway for the Resort Residences at Cibola Vista unless otherwise specified within the approved TIA.
 8. Prior to Final Plat approval for the Resort Residences at Cibola Vista, the developer shall provide a legal cross-access easement for the parcel at the southeast corner of Lake Pleasant Parkway and Pinnacle Vista Drive (Assessor's Parcel #201-06-987). The location of the cross access easement shall be as approved on the Site Plan for the Resort Residences at Cibola Vista.
 9. A revised Planned Area Development Standards and Guidelines Report shall be provided within 30 days of the adoption of the subject ordinance addressing changes to development standards in accordance with staff comments.
 10. The maximum building height for the Resort Residences at Cibola Vista shall be as follows, which is illustrated within Exhibit 5 Building Height: ~~limited to 48 feet in height; except as modified below:~~
 - a. When any portion of a building is located at least 75 feet, but less than 125 feet from the southeastern property line, the entire building shall be limited to a maximum of twenty-eight (28) feet in height and two (2) stories.
 - b. Where condition 10a does not apply, and a portion of a building is located greater than 125 feet, but less than 275 feet from the southeastern property line, the building shall be limited to a maximum of forty (40) feet in height and three (3) stories.
 - c. When the entirety of a building is located at least 275 feet from the southeastern property line, the building shall have a maximum height of forty-eight (48) feet and four (4) stories.
 - ~~a. Within 75 feet of the south or east property line the maximum building height shall be 28 feet.~~
 - ~~b. Within 125 feet of the south or east property line the maximum building height shall be 40 feet.~~
 - ~~c. Within 275 feet of the south or east property line the maximum building height shall be 48 feet.~~
 11. Buildings are prohibited within 75 feet of the southeastern property line (Happy Valley Wash).
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