



Conditions of Approval | Exhibit 1

TRAVESIO (Z25-10)

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

1. The development shall substantially conform to the Travesio Planned Area Development (PAD) Standards and Guidelines Report (Exhibit 6) and associated Narrative (Exhibit 5) as contained in the staff report to the Planning and Zoning Commission dated January 8, 2026, except as modified below.
 - a. The developer shall provide a revised PAD Standards and Guidelines Report within 30 days of council adoption addressing the following items:
 - i. The PAD shall clarify that open space percentages are based on the gross site area, and that the required 32.7% open space is inclusive of the required 15% natural open space.
 - ii. The PAD exhibits shall be updated to reflect the revised northernmost access point off 95th Avenue so that it is offset with El Cortez Place.
 - iii. The layout exhibit within the PAD shall be updated to correlate to the development standards table minimum lot sizes.
 2. The Developer shall dedicate, design, and construct the following improvements in accordance with applicable City requirements prior to issuance of the Final Letter of Acceptance unless otherwise agreed to by the City Engineer:
 - a. Dedicate thirty-five (35) feet of Right-of-Way and an eight (8) foot Public Utility Easement and provide half-street improvements along the entire frontage of the 95th Avenue alignment.
 - i. Additional dedication and improvements may be required in order to accommodate any turn lanes required by the TIA.
 - b. Dedicate sufficient Right-of-Way along the Happy Valley Road frontage to accommodate a sixty-five (65) foot half-street width and an additional eight (8) foot Public Utility Easement for Happy Valley Road.
 - c. Dedicate a 30-foot by 30-foot chamfer at the northwest corner of the intersection of 95th Avenue and Happy Valley Road.
 - d. Ancillary improvements including, but not limited to the crosswalks, pedestrian curb ramps, and traffic signal equipment shall comply with the Public Rights of Way Accessibility Guidelines (PROWAG).
 3. The Developer shall comply with all City of Peoria engineering design standards, policies, codes and requirements at time of development and final engineering submittal.
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4. A Traffic Impact Analysis (TIA), which shall be signed/sealed by a Registered Professional Engineer in the State of Arizona shall be resubmitted with construction documents in alignment with the preliminary TIA unless otherwise approved by the City Engineer.
5. All offsite improvements shall be constructed with phase 1 of the development.