

SCOPE OF WORK:

TENANT IMPROVEMENTS - UNIT 101, PAWN SHOP
 8688 W. BELL ROAD
 PEORIA, AZ 85382

APPLICABLE CODES

CITY OF PEORIA, AZ - ZONING ORDINANCE

- 2018 INTERNATIONAL BUILDING CODE (AMENDED) (IBC)
- 2018 INTERNATIONAL MECHANICAL CODE (AMENDED) (IMC)
- 2018 INTERNATIONAL PLUMBING CODE (AMENDED) (IPC)
- 2018 INTERNATIONAL FUEL GAS CODE (AMENDED) (IFGC)
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE (AMENDED) (IECC)
- 2018 INTERNATIONAL EXISTING BUILDING CODE (AMENDED) (IEBC)
- 2017 NATIONAL ELECTRICAL CODE (AMENDED) (NEC)
- 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE (AMENDED) (IPMC)

PROJECT DATA

8868 W. BELL ROAD, PEORIA, AZ 85382

APN: 200-42-946
 ZONE: C-2, INTERMEDIATE COMMERCIAL

SITE: 19,545 SF
 SETBACKS: FRONT - 15'
 REAR: 20'
 SIDES: N/A

LANDSCAPE: EXISTING

BUILDING: 4,175 SF GROSS.
 UNIT 101: 1,390 SF (90% of 1,544 SFGROSS)
 UNIT 102: 2,367 SF (90% of 2,630SF GROSS)

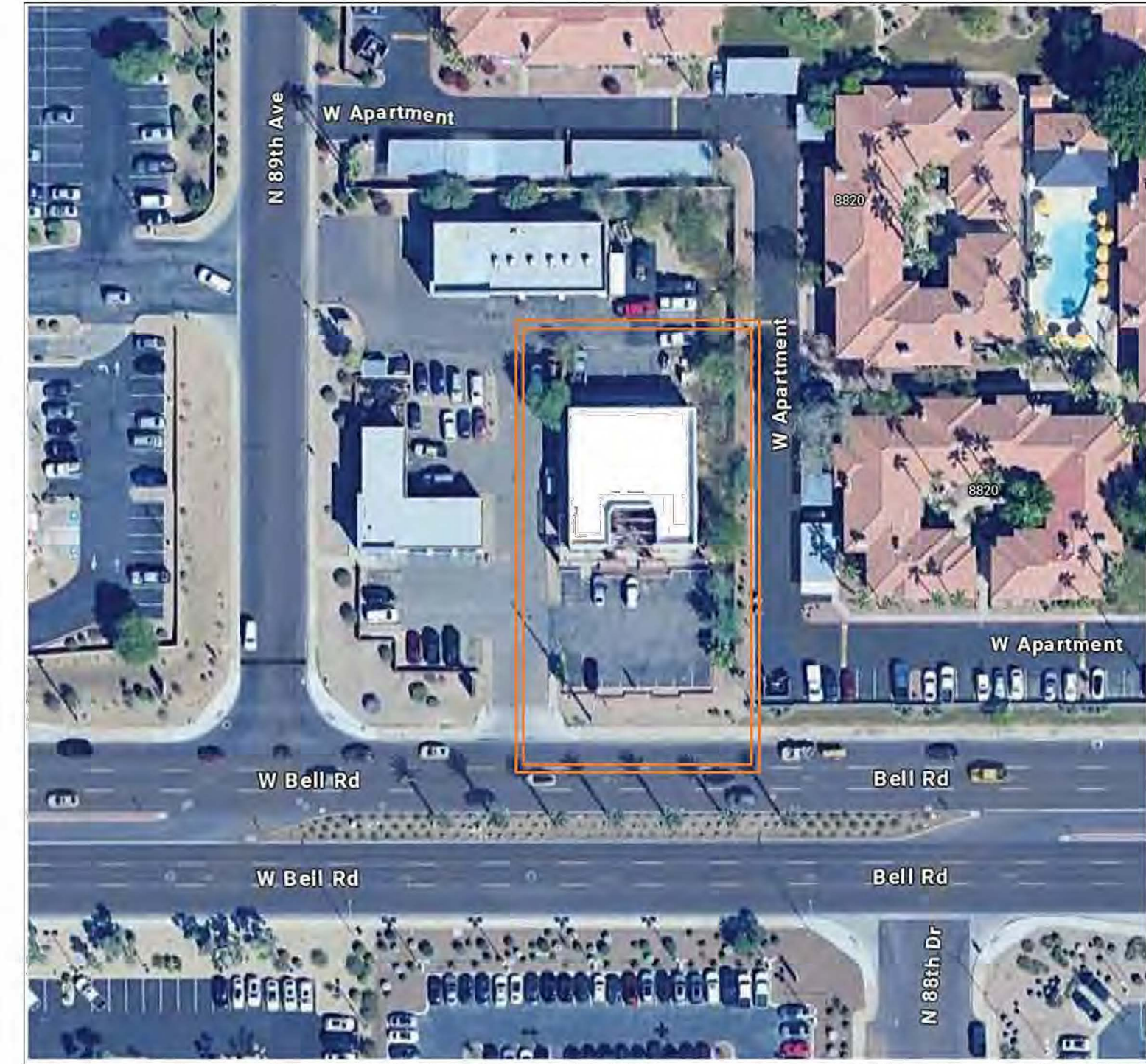
PARKING: 3,737 SF (90% GROSS)/ 300SF
 REQUIRED: 13 SPACES

PROVIDED: 23 SPACES
 10 STANDARD (9'-6" x 20'-0")
 2 PARALLEL (8'-0" x 24'-0")
 5 COMPACT (8'-6" x 16'-0")
 1 ACCESSIBLE (16'-0" x 20'-0")

DRIVE AISLE: 24' -0"

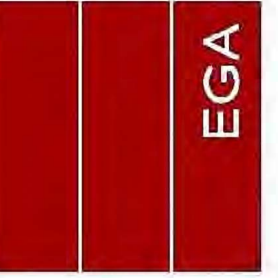
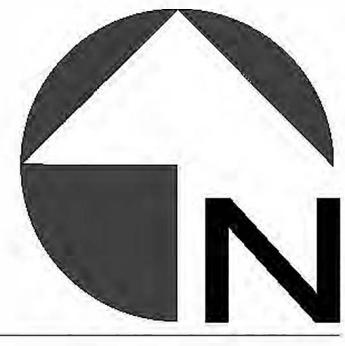
ENTRY DRIVE: 30' -0" ENTRY - OFF W. BELL ROAD

VICINITY MAP



KEY NOTES

- ① EXISTING ELECTRICAL METERS
- ② EXISTING STAND PIPE
- ③ EXISTING CMU PLANTERS
- ④ EXISTING CMU FENCE WALL 3' HIGH
- ⑤ 6" CURB
- ⑥ EXISTING ROOF TOP A/C UNIT
- ⑦ EXISTING POWER POLE
- ⑧ EXISTING FIRE HYDRANT
- ⑨ EXISTING LANDSCAPE AREA



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BELL ROAD PAWN
 8868 W. BELL ROAD PEORIA, AZ 85382

APN: 200-42-946

ISSUED	REV	DATE
CONDITIONAL USE PERMIT		04.10.2025

DRAWING

SITE PLAN

PROJECT NUMBER: EGA 50302

DRAWING NUMBER: **SA-A100**

Exhibit 4 - Site Plan