



ARCHICON ARCHITECTURE & INTERIORS, L.C.

PROJECT NARRATIVE

Use Permit for:
Terrible's C-Store
2533 N Pebble Creek Pkwy

The proposed project consists of a new ground up building of approximately 5,191 square feet, single story with a maximum building height of 30'-8" and a vehicle fueling canopy of approximately 2,744 square feet.

The site is currently vacant and has an existing access driveway off of N. Pebble Creek Pkwy into the site with a shared access drive. A new driveway will be installed along Virginia Ave along with a bus bay. Access will be provided for the Roosevelt Irrigation District canal on the south side of the driveway.

The fueling canopy has 4 fueling pumps. The underground storage tanks will be located on the south side of the site.

The existing parcel numbers are 501-69-964 and 501-69-976A. The site is currently zoned C-2.

30 foot landscape and building setbacks will be provided on both the N Pebble Creek Pkwy & Virginia Ave frontages. New landscaping will be provided on these frontages and site screen walls will be installed that match the existing screen walls south of the site.

Pedestrian access will be provided to the site from Virginia Ave and Pebble Creek Pkwy