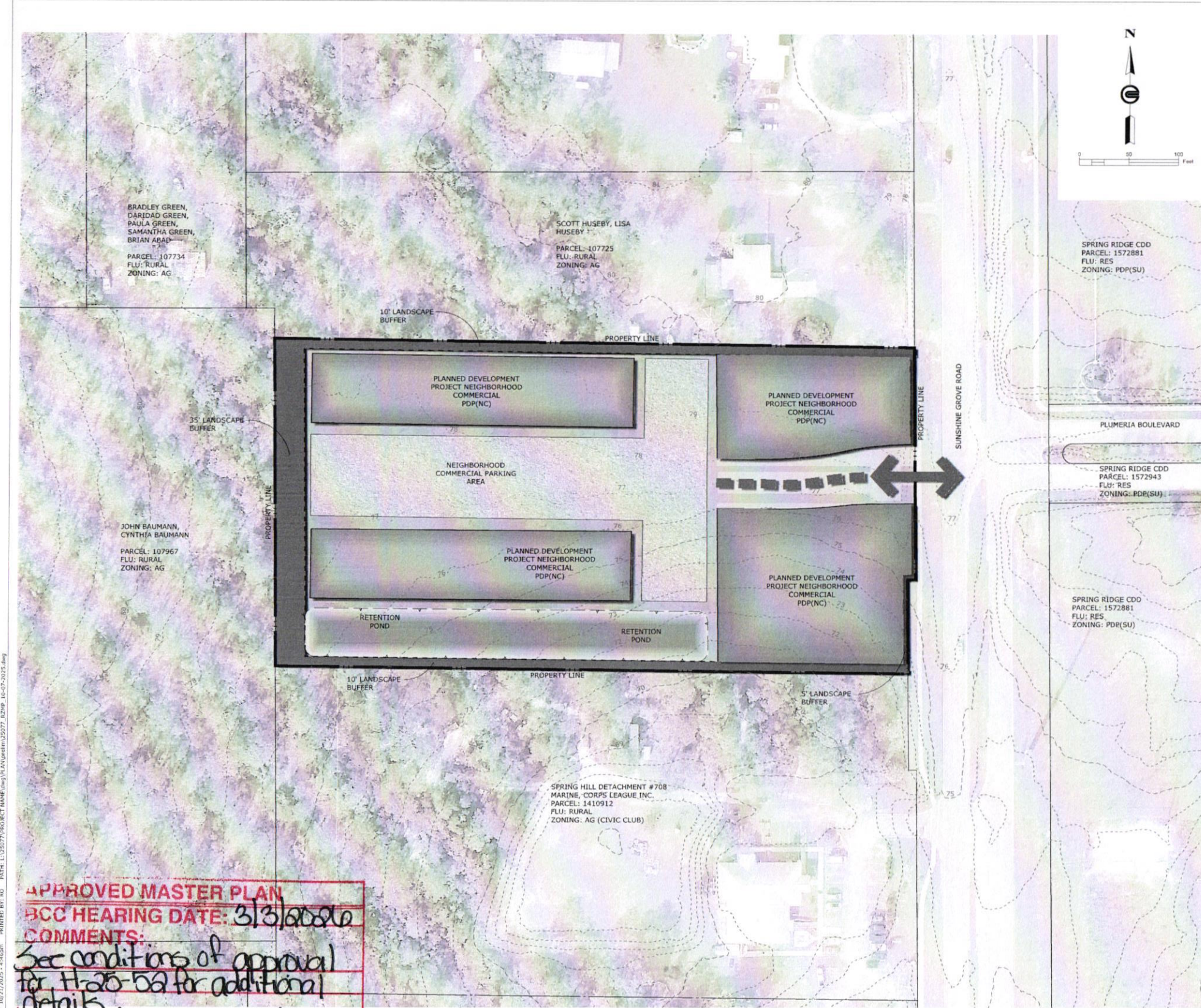


- LEGEND**
- PDP (NEIGHBORHOOD COMMERCIAL) PDP (NC)
 - CONCEPTUAL PARKING AREA FOR NEIGHBORHOOD COMMERCIAL USE
 - LANDSCAPED BUFFERS
 - RETENTION POND AREA

SITE DATA

AREA: +/- 4.9 ACRES

OWNER / APPLICANT: DIRT DOCTOR 3 LLC

PARCEL KEY NO.: 344817

SITE ADDRESS: SUNSHINE GROVE ROAD

SECTION / TOWNSHIP / RANGE: 21/22S/18E

CURRENT FLU: RURAL

CURRENT ZONING: AG (CIVIC CLUB)

PROPOSED ZONING: PLANNED DEVELOPMENT PROJECT / NEIGHBORHOOD COMMERCIAL (PDP/NC) WITH ALL C-3 AND SPECIFIC C-1 USES

NEIGHBORHOOD COMMERCIAL (PDP/NC)

MAXIMUM FLOOR AREA - 70,000 SQUARE FEET

MAXIMUM BUILDING HEIGHT - 35 FEET

MINIMUM SETBACKS

FRONT - 35 FEET (DEVIATION FROM 75 FEET)

SIDES - 30 FEET

REAR - 35 FEET

BUFFERS

SUNSHINE GROVE/FRONT (EAST) - 5 FEET LANDSCAPE BUFFER

SOUTH (SIDE) - 10 FEET LANDSCAPE BUFFER

NORTH (SIDE) - 10 FEET LANDSCAPE BUFFER

WEST (REAR) - 35' LANDSCAPE BUFFER

THE BUFFER PLANTINGS WILL MEET THE MINIMUM LANDSCAPE REQUIREMENTS OF THE COMMUNITY APPEARANCE ORDINANCE.

LAND USE TABLE			
LAND USE	ACRES	UNITS	COMM. SF
COMMERCIAL	4.0		70,000 SF
DRAINAGE BUFFERS, R.O.W., OPEN SPACE	0.9		
TOTAL:	+/- 4.9		

NOTES

* ALL ACRES AND UNITS PROVIDED IN LAND USE TABLE ARE CONCEPTUAL FOR PLANNING PURPOSES ONLY. FINAL NUMBER OF EACH TYPE OF USE AND ACREAGE WILL BE DETERMINED AT TIME OF PLATTING.

* LOCATIONS OF USES ARE CONCEPTUAL AND FOR PLANNING PURPOSES ONLY. THE EXACT LOCATION OF EACH USE WILL BE DETERMINED AT THE TIME OF PLATTING.

REZONING MASTER PLAN

DIRT DOCTOR 11011 LLC

Engineering
Planning
Architecture
Environmental
Transportation
Construction Management

Coastal

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APPROVED MASTER PLAN

BCC HEARING DATE: 3/3/2026

COMMENTS:

See conditions of approval for H-25-52 for additional details.

VERIFIED BY: UNM #1/2/26