LOCATION MAP

N

0 50 100 Feet

LEGEND

- PDP (GENERAL COMMERCIAL) PDP (GC)
- BUFFERS
- RETENTION POND AREA

SITE DATA

AREA: +/- 6.5 ACRES

OWNER / APPLICANT: 15464 CORTEZ BLVD. LLC,
PARCEL KEY NO.: 1215483, 1001720
SITE ADDRESS: 15464 CORTEZ BLVD
SECTION / TOWNSHIP / RANGE: 26/22S/18E

CURRENT FLU: COMMERCIAL / RURAL
CURRENT ZONING: SPLIT ZONING, C2, PDP (GC) SALVATION ARMY
PROPOSED ZONING: PLANNED DEVELOPMENT PROJECT / GENERAL COMMERCIAL (PDP/GC)

BUILDING INFORMATION:
MAXIMUM BUILDING HEIGHT: 45'

PERIMETER SETBACKS:
FRONT (S.R. 50): 75' (INCLUSIVE OF BUFFER)
SIDES: 20' (INCLUSIVE OF BUFFER)
REAR (ARIZONA STREET) 35' (INCLUSIVE OF BUFFER)

PROPOSED BUFFERS:
FRONT (S.R. 50): 20' LANDSCAPE BUFFER
NORTH SIDE: 10' VEGETATIVE BUFFER
SOUTH SIDE: 10' VEGETATIVE BUFFER
REAR (ARIZONA STREET) 20' VEGETATIVE BUFFER

LAND USE TABLE		
LAND USE	ACRES	COMM. SF
PDP (GC)	4.8	30,000 SQ FT
DRAINAGE, BUFFERS, OPEN SPACE	1.7	
TOTAL:	+/- 6.5	

NOTES

* ALL ACREAGES 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

DAVE JOHNSON

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DATE	REV. BY	REV. NO.	REVISION

DRAWING INVALID UNLESS SIGNED DATED & SEALED BY REGISTERED PROFESSIONAL

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

SHEET 1

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