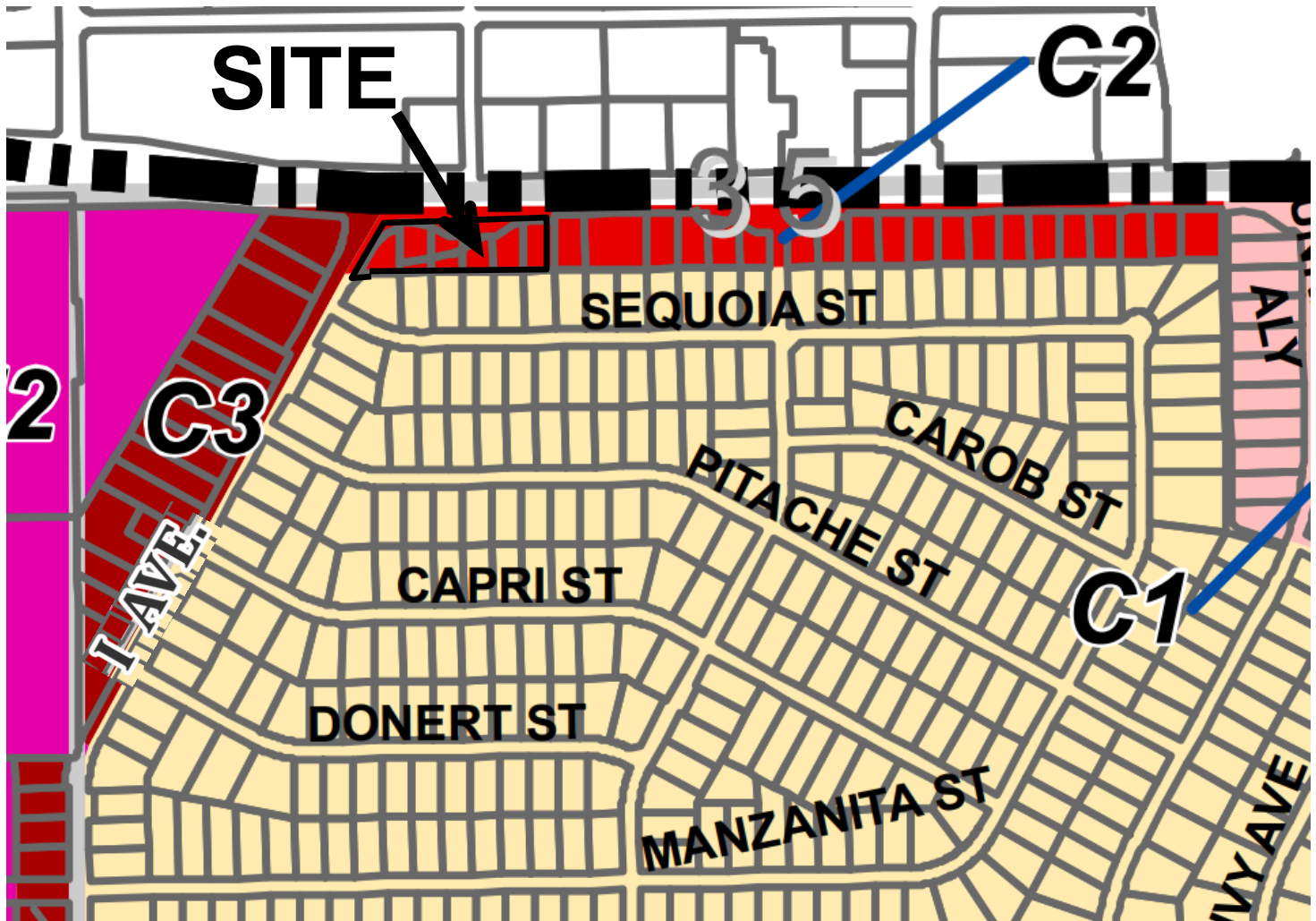


ATTACHMENT 3



APPLICANT(S): POCHE PARTNERS, LLC

FILE NO(S): CUP19-00009 & TPM20-00003

LOCATION: SOUTHEAST CORNER OF BEAR VALLEY RD & I AVE

APN(S):
0399-132-01, 04, 05,
06, 27, 28, 29, & 30

PROPOSAL: CONSIDERATION OF CONDITIONAL USE PERMIT CUP19-00009 TO CONSTRUCT A GAS STATION WITH 6 FUEL DISPENSERS, A 2,070 SQUARE FOOT DRIVE-THRU RESTAURANT, AND A 3,493 SQUARE FOOT CONVENIENCE STORE THAT WILL INCLUDE THE OFF-SITE SALE OF BEER, WINE AND LIQUOR IN CONJUNCTION WITH TENTATIVE PARCEL MAP TPM20-00003 (NO. 20252) TO CREATE 2 PARCELS FROM 8 EXISTING PARCELS AS WELL AS VACATE AND RELINQUISH APPROXIMATELY 0.95 ACRES OF EXISTING RIGHT-OF-WAY ON 2.7 GROSS ACRES WITHIN THE GENERAL COMMERCIAL (C2) ZONE



GENERAL PLAN MAP