

# ATTACHMENT 4



**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



**AERIAL PHOTO**