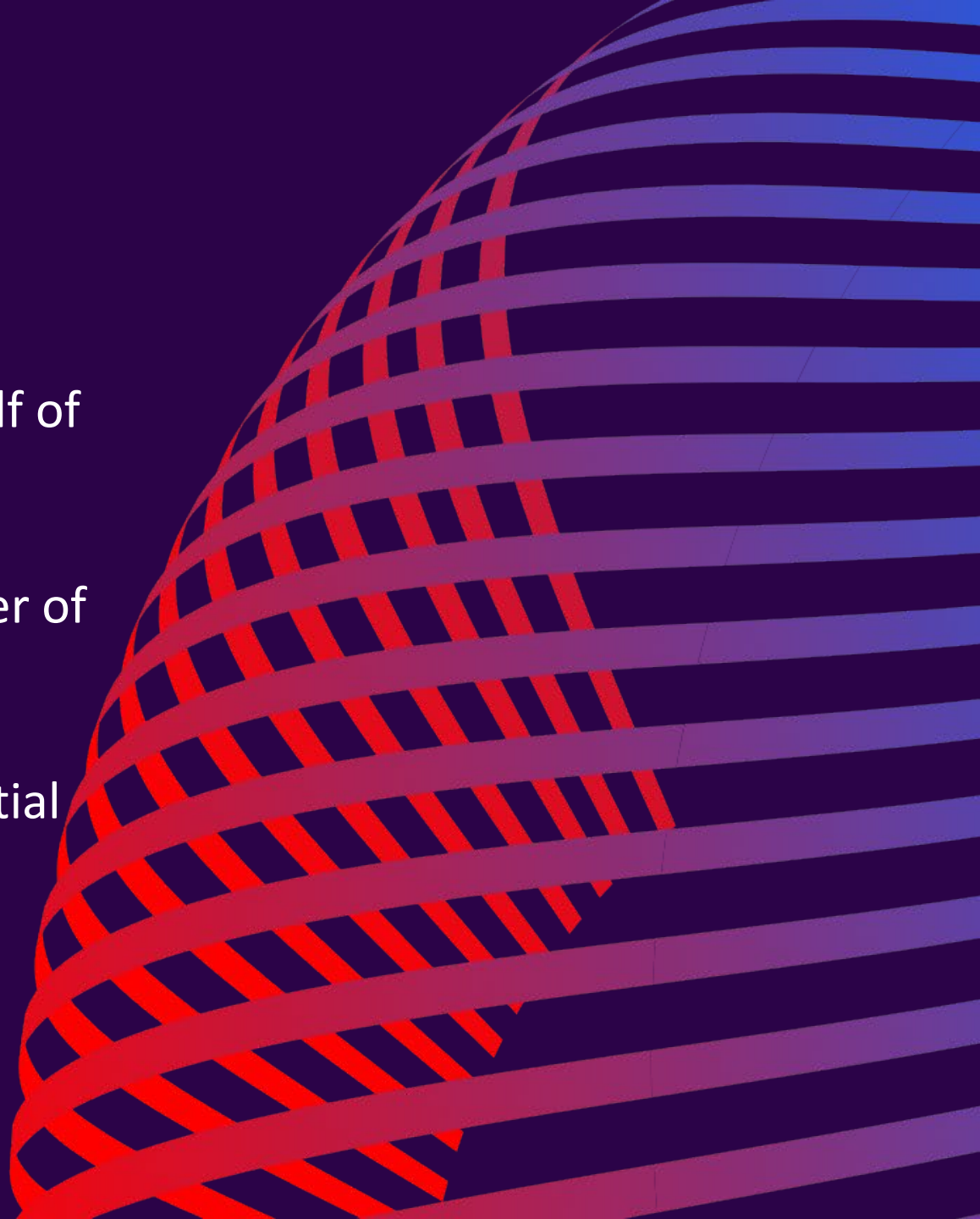


TRAVEL CENTER TENTATIVE PARCEL MAP



BACKGROUND

- Requested by LAV/Pinnacle Engineering on behalf of property owner Nagi Moshen.
- Project location: 1647 W Tulare Rd., on the corner of Cedar Ave. and Highway 65.
- Zoned as Highway Commercial (CH) and Residential Multifamily with 3,000 sqft lots (RM-3)



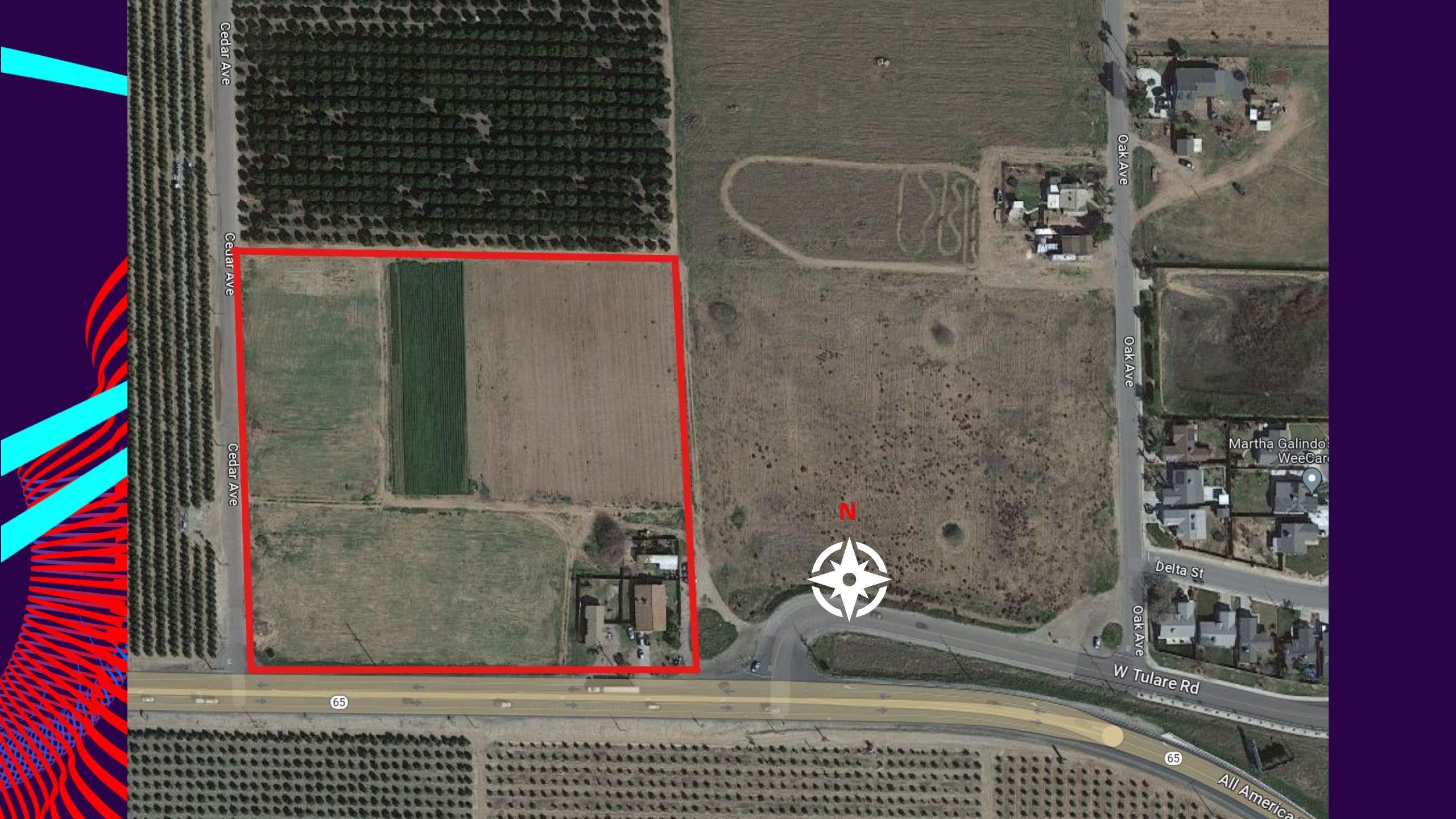
BACKGROUND

- Proposing to split lot in two for the purpose of separating the commercial and residential use
- Southern parcel of 5.80 acres will be developed into a travel center with a gas station, a convenience store, and two leasing spaces
- Northern parcel of approximately 3.53 acres allows for developments at a density of 9-17 units per acre



ANALYSIS

- Minor grading needed
- Traffic study: 6,500 daily trips
- Consistent with the requirements of General Plan, Zoning Ordinance, and Subdivision Ordinance of the City of Lindsay



Cedar Ave

Cedar Ave

Cedar Ave

Oak Ave

Oak Ave

Martha Galindo's WeeCar

Delta St

Oak Ave

W Tulare Rd

65

65

All America

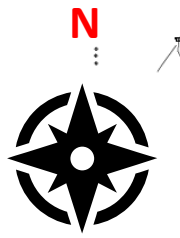
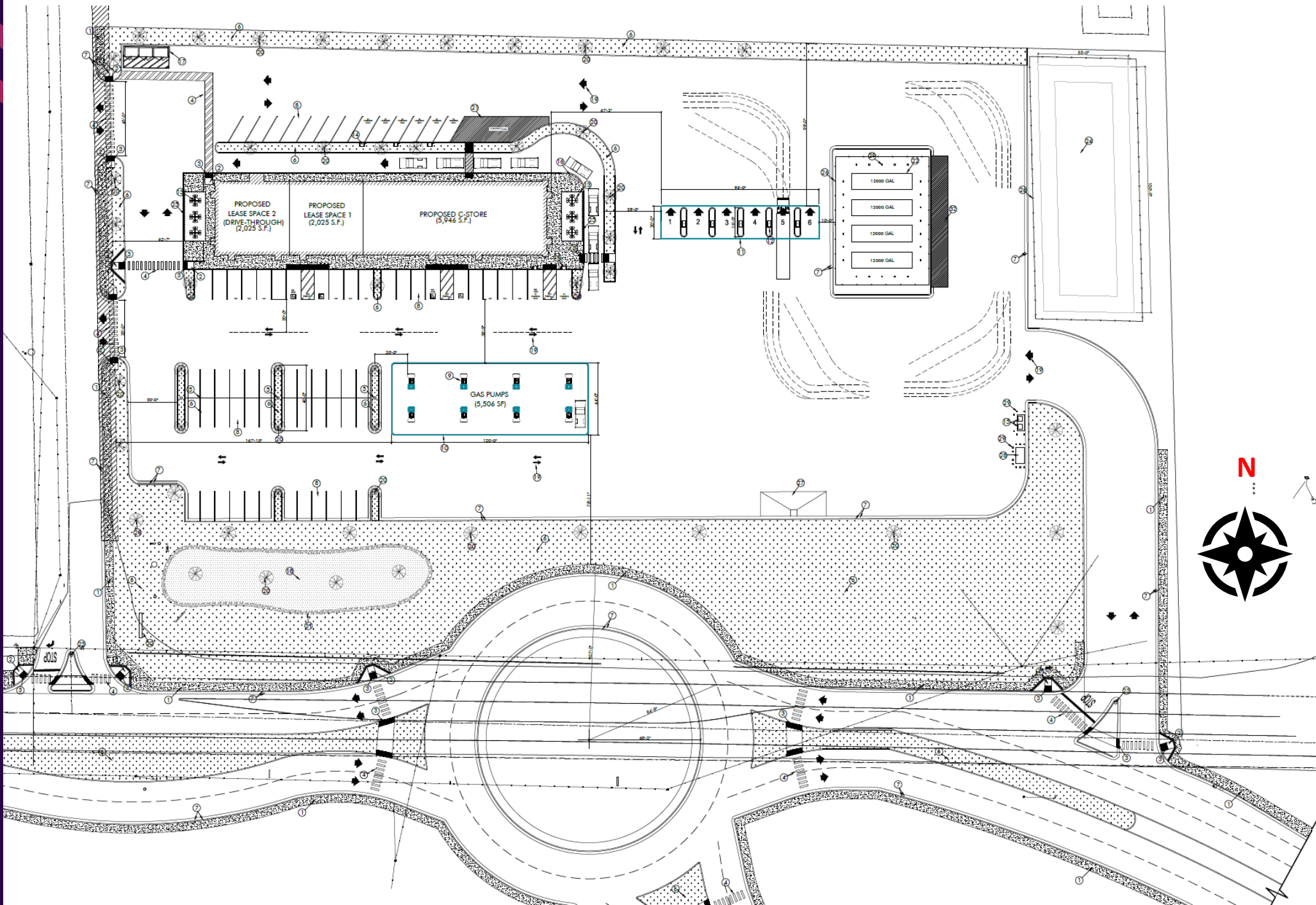






CONDITIONS OF APPROVAL

- Compliance with Lindsay Municipal Code
- Easements record documents from the Preliminary Title Report shall be provided
- Compliance with all comments and conditions provided by California Department of Transportation (Caltrans)—including the dedication of right of way for future roundabout





CONDITIONS OF APPROVAL

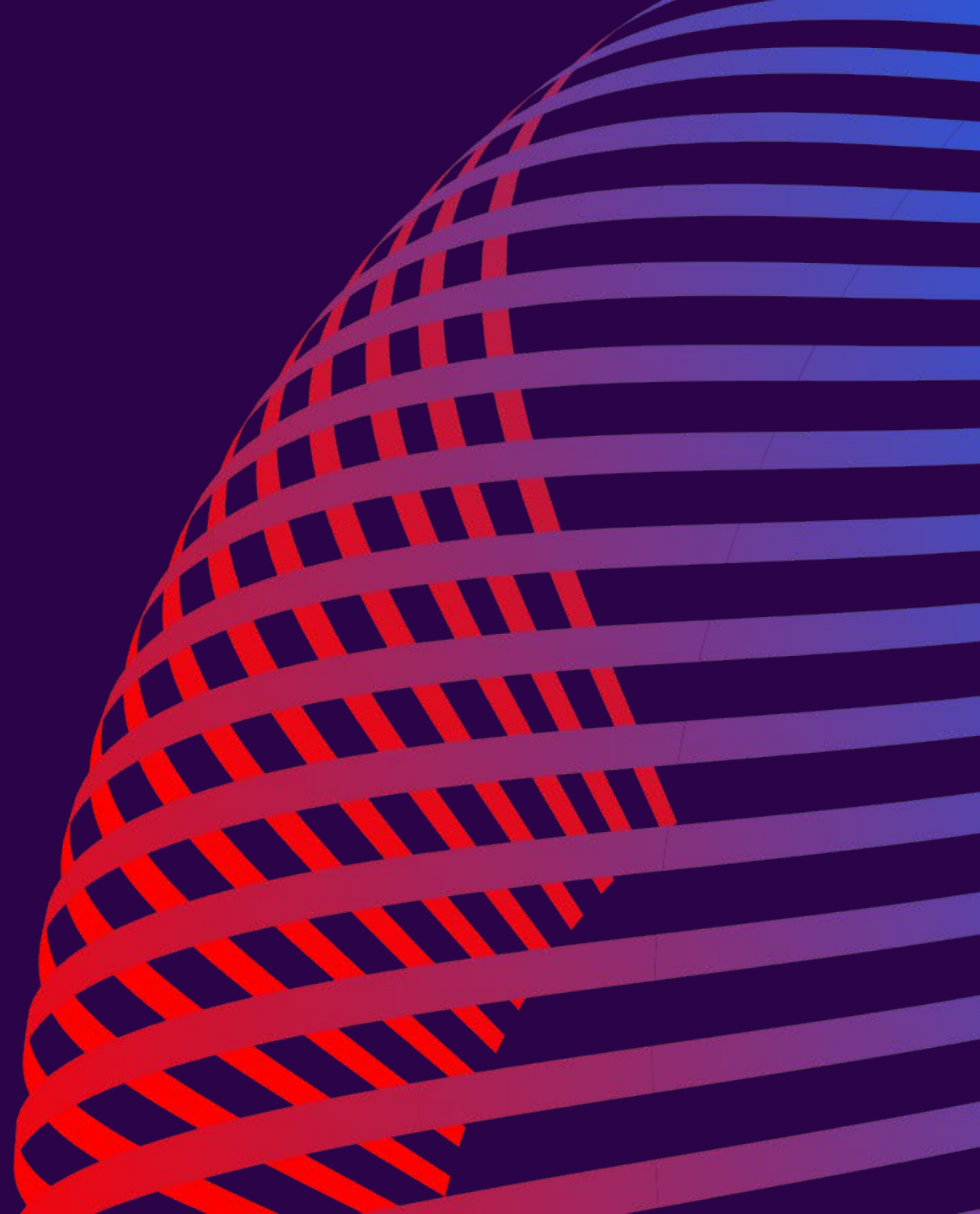
- Compliance with all development standards from the City of Lindsay for infrastructure, public safety, and storm drainage
- Storm run-off from the project shall be directed to a permanent on-site basin
- Street frontage improvements and utility extensions will be required at time of development



CONDITIONS OF APPROVAL

- Final Map and improvements shall conform to the Subdivision Map Act, the City of Lindsay Municipal Code,
- Shall be subject to condition that necessary municipal services be funded by utilization of a Community Facilities District, as applicable to the development

QUESTIONS





THANK YOU