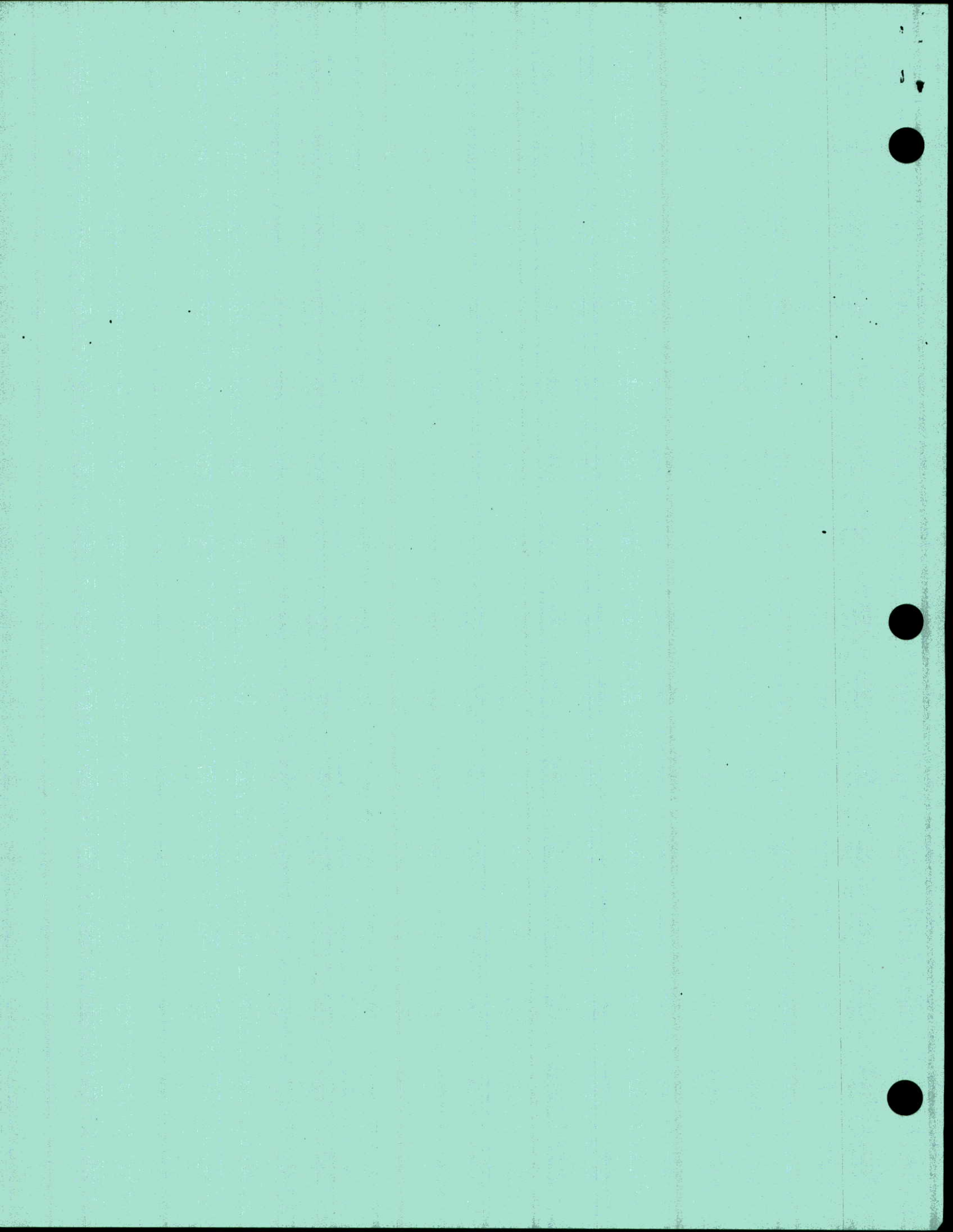


PIXLEY COMMUNITY PLAN

**Tulare County General Plan Amendment
GPA 98-03**

**Approved: Tulare County Planning Commission
Resolution No. 7710, August 12, 1998**

**Approved: Tulare County Board of Supervisors
Resolution No. 99-0480, July 13, 1999**



AMENDMENT TO THE TULARE COUNTY GENERAL PLAN
PIXLEY COMMUNITY PLAN
LAND USE ELEMENT
GPA 98-03

I. INTRODUCTION:

This document amends the Land Use Element of the Tulare County General Plan by modifying the land use designation of certain properties within the Community of Pixley.

II. SUPERSEDURE:

This amendment supersedes the Pixley Community Plan (GPA 92-06, adopted by the Board of Supervisors on December 9, 1997, by Resolution 97-1034) as it pertains to the areas herein described. (Refer to Attachment "A" Map)

Unless otherwise noted herein, all policies and other information contained in the adopted Pixley Community Plan (GPA 92-06) and the RVLP remain applicable

III. MODIFICATION TO THE ADOPTED 1997 PIXLEY COMMUNITY PLAN:

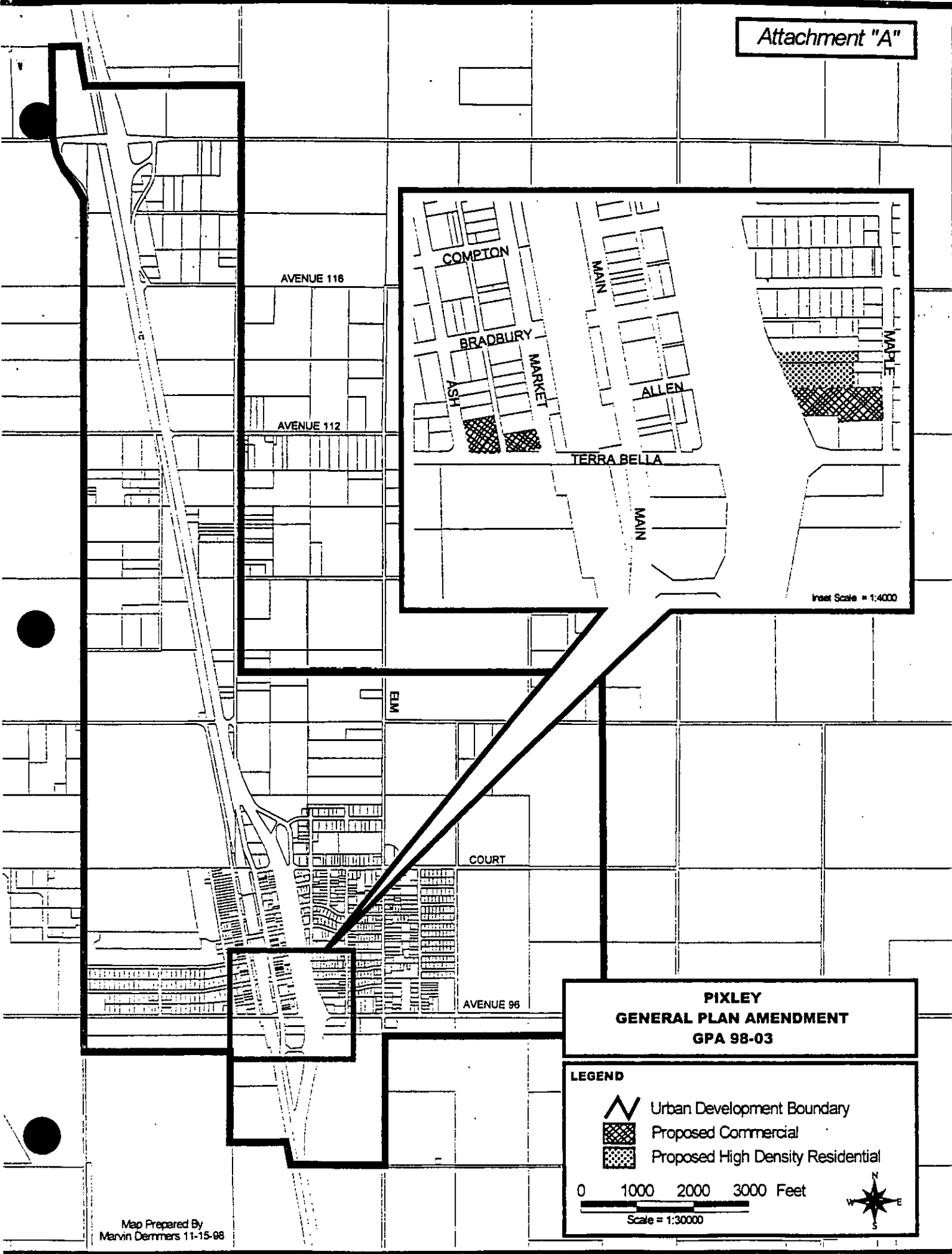
- A. The Land Use Plan Map of the Pixley Community Plan is hereby amended, as follows: (Refer to Attachment "A")
1. Change the existing land use designation of APN 299-131-03 from Low Density Residential (seven units or less per acre) to High Density Residential (15 to 28 units per acre) and APN 299-131-21 from Medium Density Residential (4 to 14 units per acre) to High Density Residential (5 to 28 units per acre). These two parcels are located on the east side of Park Drive, approximately 500 feet north of Avenue 96 and consist of approximately .96 acres.
 2. Change the existing land use designation of APN 299-131-16 from Low Density Residential (seven units or less per acre) to Commercial. This parcel is located on the east side of Park Drive, approximately 300 feet north of Avenue 96.

3. Change the existing land use designation of APN 298-055-10 from High Density Residential (15 to 28 units per acre) to Commercial and APN 298-055-11 from Medium Density Residential (4 to 14 units per acre) to Commercial. The parcels are located at the northwest corner of Avenue 96 (Terra Bella Avenue) and Market St.

IV. IMPLEMENTATION:

To implement the foregoing modifications to the 1997 Pixley Community Plan, the zoning of the property referred to above, are as follows:

Section III, subsection A.1 shall be rezoned to R-3 (Multiple Family Residential). Section III, subsection A.2-A-4 are currently zoned consistent with the proposed amendments.



Inset Scale = 1:4000

**PIXLEY
GENERAL PLAN AMENDMENT
GPA 98-03**

LEGEND

- Urban Development Boundary
- Proposed Commercial
- Proposed High Density Residential

0 1000 2000 3000 Feet

Scale = 1:30000

