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Holly Smyth  
Planning Director  
City of Lemoore  
Lemoore, CA 93245  
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559 924-6708-Fax

Re: Billingsleys  
(1) NW Corner "D" Street & 18<sup>th</sup> Ave  
(2) The Granary Railroad Tracks & 18 Avenue  
(3) SE Corner 18<sup>th</sup> Ave and Armstrong

Dear Holly:

Site #(1) is the current location of Billingsley Tires.

Their ultimate plan is to move the business to site #(2) because of its size and location and the need to modernize. The current site would be cleared and two or three new retail buildings would be leased and built. Most likely food related use would be the highest and best use of the site. Leases would be in place and remodeling completed on Site #(2) before this site would be cleared.

Site #(2) is the Granary.

To that end, the site has been cleared of Hazardous conditions and most of the "cleanup" was been done prior to the untimely death of Mr. DC Billingsley. It was envisioned by Mr. Billingsley to develop site #(1) and site #(2) as described.

Conceptual plans are being developed to utilize the existing structures with the 70,000 square foot building with major remodeling as the main area for tire changing, alignment and related repairs.

The rear pie shaped area, difficult to use at best, would be used for mini storage with caretaker's house or apartment and access through the redesigned entrance from 18<sup>th</sup> Avenue. Security to the adjacent houses and apartments to the north would be enhanced by the 24 hour security system monitored by the mini storage on site manager.

The brick building is being considered for downstairs retail with the space above for lofts/apartments/offices provided the structure is fit and is economically feasible. If the building is not structurally and economically redeemable it would be used in a tire related manner.

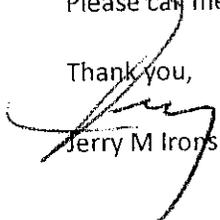
Site #(3) is the "cleared" lot just north and adjacent to the new Popeye's.

A site plan will be submitted to the City within 3 weeks with which the Billingsley Brothers Properties, LLC, plan to house two (2) businesses. Leases are being negotiated at the present time and the uses would be in conformance with the current zoning.

Please use this information at the joint meeting tonight between the City Council and Planning Commissioners for their consideration.

Please call me if you need to discuss before tonight's meeting.

Thank you,



Jerry M Irons