

**Exhibit C-2  
Project Site Plan**

**City Council Hearing:**

Consideration of Conditional Use Permit Application No. P22-03906

APPL. NO. P22-03906 EXHIBIT A DATE 05/24/2023  
 PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_  
 TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY OF FRESNO DARM DEPT

### Project Data

- Scope of Work:
- RENOVATE (E) CONVENIENCE STORE
  - ADD TWO MORE GASOLINE PUMP STATIONS AND EXTEND (E) CANOPY
  - CLOSE OFF (E) EAST DRIVEWAY AND APPROACH AND TURN IT INTO NEW LANDSCAPE AREA

Owner: Baldev and Jasjit Khela  
 11770 N. Bella Vista  
 Fresno California 93730  
 (559) 548-7492  
 jasjitkhela@yahoo.com

Project Address: 2520 E. Olive  
 Fresno, California 93701

A.P.N.: # 452-081-17S

Existing General Plan Use: Commercial General

Existing Zone District: CG

Article 67 Use Classification:

- Liquor Store
- Food and Beverage Sales
- corner commercial

### Site Coverage Summary

Project Site Area:	24,988 s.f.
(E) Building Data:	2,932 s.f.
Proposed Canopy Area:	777 s.f.
Building Coverage:	4,992 s.f. 20%
Concrete Paved Area:	14,620 s.f. 58%
AC Paved Area:	4,417 s.f. 18%
Landscaping Area:	1,587 s.f. 6%
Floor Area Ratio:	2,932 s.f. / 24,988 s.f. = 12%

### Legal Description

LOTS 8 THRU 15 INCLUSIVE IN BLOCK 3 OF THE LISENY TRACT, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED IN VOLUME 4 OF RECORD OF SURVEYS, AT PAGE 29, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM THE SOUTH 42.5 FEET OF LOTS 12 THRU 15

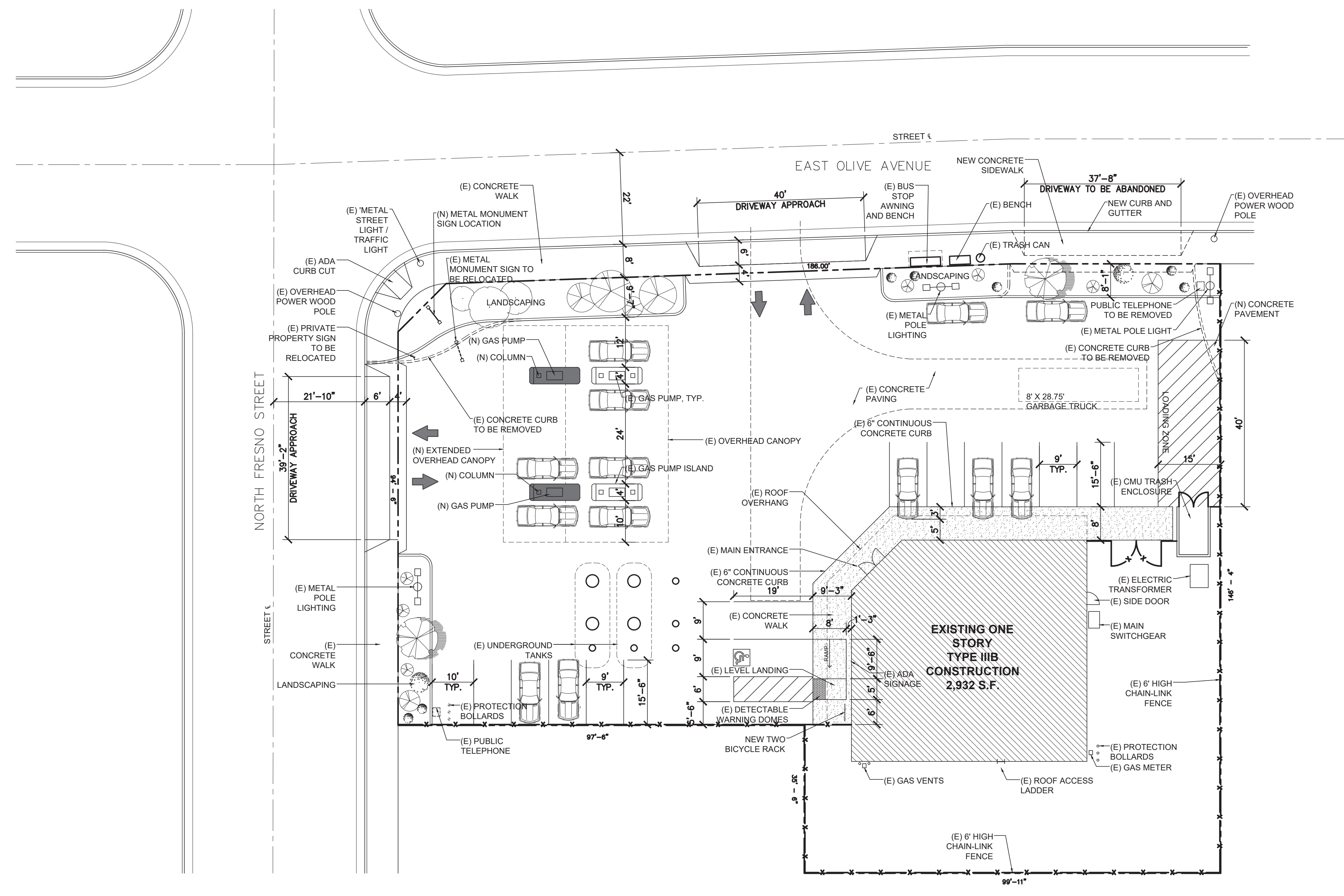
ALSO EXCEPTING THEREFROM THE WEST 10 FEET OF SAID LOT 15

EXCEPTING AND RESERVING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBONS, NON-HYDROCARBON GASSES OR GASEOUS SUBSTANCES, ALL OTHER MINERALS OF WHATSOEVER NATURE, WITHOUT REGARD TO SIMILARITY TO ABOVE-MENTIONED SUBSTANCES; AND ALL SUBSTANCES THAT MAY BE PRODUCED THEREWITH FROM SAID REAL PROPERTY, BELOW THE DEPTH OF 500 FEET, AS EXCEPTED AND RESERVED IN DEED EXECUTED BY CHEVRON U.S.A., INC., A CORPORATION, RECORDED ON SEPTEMBER 30, 1986, AS DOCUMENT No. 86113640

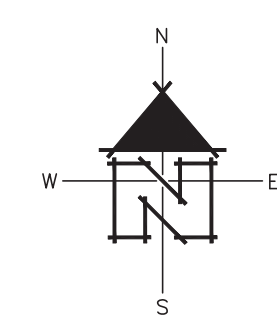
### Required Notes

- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY
- 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-542-2444

### Vicinity Map



Site Plan  
 SCALE: 1/16" = 1'-0"



<p>Rev. Date: _____</p> <p>PLAN CHECK REVIEW CORRECTIONS</p> <p>Number: 1/2/3/4/5/6/7/8/9/10/11/12/13/14/15/16/17/18/19/20</p>	<p>Issue Date: _____</p> <p>Date: _____</p> <p>Designer: _____</p> <p>DR: _____</p> <p>PC: _____</p>
<p><b>Site Plan</b></p>	
<p><b>Project Name &amp; Address:</b></p> <p><b>Felipe Ceballos</b>          5714 N. Prospect Avenue          Fresno, California 93711          (559) 408-4888</p>	
<p><b>Project Name &amp; Address:</b></p> <p><b>Circle D Food &amp; Liquor</b>          2520 E. Olive Avenue          Fresno, CA 93701          (559) 498-0710</p>	
<p>Stamp(s): _____</p>	
<p>Job No.: _____</p>	
<p>Sheet No.: _____</p> <p style="font-size: 2em; font-weight: bold;">A-1</p>	
<p>Release Date: _____</p>	