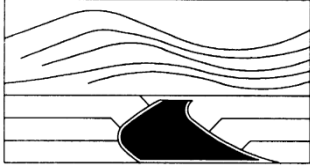


Exhibit 6A



DALE G. MELL & ASSOCIATES

ENGINEERING & SURVEYING SERVICES

2090 N. WINERY AVENUE · FRESNO, CALIFORNIA 93703 · PH (559) 292-4046 · FAX (559) 251-9220

Operational Statement for
Tract No. 6341
West McKinley east of North State Avenue
June 28, 2021

On behalf of the property owner, Manreet Singh Ladhar, Trustee of Forever Truth Real Estate Private Trust, Dale G. Mell & Associates is submitting Vesting Tentative Tract Map No. 6341 which pertains to 2.72 acres of property located 5301 W. McKinley Avenue in the City of Fresno, Fresno County also known as APN 312-730-38. The property is zoned RS-5 with a planned land use of Residential Single-Family, Medium Density. The existing improvements on the property will be removed.

The proposed development will consist of 19-residential units to be accessed off of W. McKinley Avenue.

Construction is anticipated to being April 2022 and build out is anticipated September 2023.

| | | | | | |
|--------------------------|-----------|---------|---|------|------------|
| APPL. NO. | P21-03618 | EXHIBIT | O | DATE | 05/09/2023 |
| PLANNING REVIEW BY | | | | DATE | |
| TRAFFIC ENG. | | | | DATE | |
| APPROVED BY | | | | DATE | |
| CITY OF FRESNO DARM DEPT | | | | | |

TRACT MAP NO. 5192, BOOK 72 OF PLAT MAPS, AT PAGES 47-49, F.C.R.

WEST MCKINLEY AVENUE

NORTH STATE AVENUE

NORTH CONSTANCE AVENUE

OUTLOT A
1.667 S.F.

OUTLOT B
1.668 S.F.

APN 312-730-22
SINGLE-FAMILY
RESIDENTIAL
ZONE RS-4

APN 312-730-23
SINGLE-FAMILY
RESIDENTIAL
ZONE RS-4

APN 312-730-24
SINGLE-FAMILY
RESIDENTIAL
ZONE RS-4

APN 312-730-25
SINGLE-FAMILY
RESIDENTIAL
ZONE RS-4

APN 312-730-26
SINGLE-FAMILY
RESIDENTIAL
ZONE RS-4

APN 312-730-27
SINGLE-FAMILY
RESIDENTIAL
ZONE RS-4

APN 312-730-28
SINGLE-FAMILY
RESIDENTIAL
ZONE RS-4

APN 312-730-29
SINGLE-FAMILY
RESIDENTIAL
ZONE RS-4

APN 312-730-30
SINGLE-FAMILY
RESIDENTIAL
ZONE RS-4

APN 312-730-31
SINGLE-FAMILY
RESIDENTIAL
ZONE RS-4

APN 312-730-32
SINGLE-FAMILY
RESIDENTIAL
ZONE RS-4

APN 312-730-33
SINGLE-FAMILY
RESIDENTIAL
ZONE RS-4

APN 312-730-34
SINGLE-FAMILY
RESIDENTIAL
ZONE RS-4

APN 312-730-35
SINGLE-FAMILY
RESIDENTIAL
ZONE RS-4

APN 312-730-38
RURAL
RESIDENTIAL VACANT
ZONE RS-5

APN 312-851-06
SINGLE-FAMILY
RESIDENTIAL
ZONE RS-4

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6

5

4

3

2

1

1.667 S.F.

1.668 S.F.

4,452 SF

4,097 SF

4,139 SF

4,188 SF

4,098 SF

4,098 SF

4,098 SF

4,098 SF

4,093 SF

3,794 SF

4,404 SF

6,238 SF

4,455 SF

4,097 SF

4,139 SF

4,188 SF

4,098 SF

4,098 SF

4,098 SF

4,098 SF

4,093 SF

3,962 SF

79.81'

57.5'

6,238 SF

57.5'

49' R/W SECTION
NORTH CONSTANCE AVE.

53' R/W SECTION
NORTH CONSTANCE AVE.

TYPICAL UTILITY LAYOUT

SCALE: 1"=60'

ORIGINAL BOUNDARY ADJUSTED BY LLA APPLICATION

APPL. NO. P21-03618 EXHIBIT

PLANNING REVIEW BY

TRAFFIC ENG.

APPROVED BY

APPL. NO. P21-03618 EXHIBIT A DATE 05/09/2023
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____

- 1 SITE ADDRESS: 5301 W. MCKINLEY AVE
- 2 ASSESSOR'S PARCEL NO.: 312-730-38
- 3 EXISTING ZONING: "RS-5"- RESIDENTIAL SINGLE-FAMILY, MEDIUM DENSITY
- 4 EXISTING LAND USE: RURAL RESIDENTIAL VACANT
- 5 PROPOSED ZONING: "RS-5"- RESIDENTIAL SINGLE-FAMILY, MEDIUM DENSITY
- 6 PROPOSED LAND USE: RESIDENTIAL
- 7 PREPARED FROM RECORD DATA & FIELD SURVEYS
- 8 NO EXISTING STRUCTURES ON SITE TO REMAIN
- 9 EXISTING STREET IMPROVEMENTS AS SHOWN
- 10 THERE ARE NO EXISTING SEPTIC TANKS, OR LEACHING FIELDS
- 11 PARCEL DESIGN PROVIDES FOR OPTIMUM SOLAR OPPORTUNITIES W/ NORTH-SOUTH ORIENTATION. ENABLING ARCHITECTURAL DESIGN TO INCORPORATE PASSIVE HEATING & COOLING CONCEPTS.
- 12 SURROUNDING LAND USE: AS SHOWN
- 13 EXISTING STREET DEDICATIONS PER GRANT DEED
- 14 THE EXISTING & PROPOSED SOURCE OF WATER SUPPLY: EXISTING COMMUNITY SYSTEM
- 15 THE EXISTING & PROPOSED METHOD OF SEWAGE DISPOSAL: EXISTING COMMUNITY SYSTEM
- 16 THE FOLLOWING UTILITIES ARE TO BE PROVIDED: (GAS, ELECTRIC, TELEPHONE & CABLE T.V.) ARRANGEMENTS HAVE (NOT) BEEN MADE W/ UTILITY COMPANIES SERVING THIS AREA
- 17 THE SITE ACREAGE IS 2.72 GROSS ACRES, THE SITE ACREAGE IS 2.68 NET ACRES THERE WILL BE 19 LOTS IN THIS MAP WITH A MINIMUM SIZE OF 3,818 SQ. FT.
- 18 ALL IMPROVEMENTS SHALL CONFORM WITH THE DESIGN STANDARDS IN ACCORDANCE WITH THE CITY OF FRESNO STANDARDS AND SPECIFICATIONS
- 19 PROPOSED SITE IMPROVEMENTS SHALL INCLUDE SITE GRADING AND DRAINAGE, UTILITY SERVICE AS DIRECTED BY THE UTILITY AGENCIES, STREETLIGHTS, GUTTER/CURB, SIDEWALK, PERMANENT PAVEMENT, DRAINAGE FACILITIES AS REQUIRED
- 20 EXISTING ON-SITE TREES CONSIST OF: A MIXTURE OF FRUIT TREES, EVERGREEN TREES, AND A PALM TREE
- 21 THE APPROXIMATE TOTAL AMOUNT OF EXISTING ON-SITE TREES IS 20.
- 22 OUTLOT 'A' WILL BE USED AS COMMON AREA FOR LANDSCAPE PURPOSES.
- 23 OUTLOT 'B' WILL BE USED AS COMMON AREA FOR LANDSCAPE PURPOSES.

SITE LOCATION:
5301 W MCKINLEY AVE, FRESNO, CA

ASSESSOR'S PARCEL NO(S):
312-730-38

PREPARED FOR:

SMS CONSTRUCTION
280 WEST SHAW AVENUE STE B
FRESNO, CA 93612

PREPARED BY:

DALE G. MELL
& ASSOCIATES

ENGINEERING & SURVEYING SERVICES
2090 NORTH WINERY AVENUE, FRESNO, CALIFORNIA 93703
(559) 292-4046 * FAX 251-9220 * EMAIL: STAFF@DALEMELL.COM

JOB # 20-094
DRAWN BY: DGM/J.M.
CHECKED BY: DGM
SCALE: 1" = 40'
DATE: 06/21/21
DWG # 20-094TTM
FIELD BOOK: XXX
DATE OF SURVEY: XX/XX/XX
LAST REVISED: 06/23/22 * JG
SHEET 1 OF 1

LOT LINE ADJUSTMENT NO. _____

Exhibit 6B

City of Fresno - Development & Resource Management Department

THE CURRY PIZZA COMPANY

Operational Statement:

This Operational Statement is being submitted by Pardip Singh, on behalf of The Curry Pizza Company and pertains to the property located at 4415 W Clinton Ave STE 105 Fresno Ca 93722.

This is an existing building. Once built out, it will be serving American And Indian style pizzas, wings, fries, and including beer and Soft Drinks. We will have preferred vendors who we purchase our food and beverage inventory from. All products will be sold on-site.

The proposed operational time limits will be 10AM - 10PM Monday - Sunday.

Alcohol will be served during these same hours. The alcohol license will be a 41 - On Sale Gen License. Security will include cameras, Door locks, and Alarm System.

In the event if there is a special event or activity, it will be limited to 2-3 per month, and these special events will occur in the evenings between 2 PM- 9 PM.

Once operations begin and doors open, we will have about 4-6 part-time employees at any given time, with 3-5 employees on shift at any particular time. We will have 2-4 full-time employees at any given time, which will include the General Manager and Assistant General Manager. No employees will live on the site.

Typical restaurant and pizza-making equipment will be on-site, including a refrigerator, conveyor oven, hot food serving counter, vegetable slicer, work table, hand sink, faucet, sinks, Dough maker, beverage counter, etc.

An existing building will be used for these operations. Floor plans will be attached which will break down construction materials, colors, etc.

This operation will not be used to generate noise above existing parcels in the area. Hazardous materials will not be used in this operation.

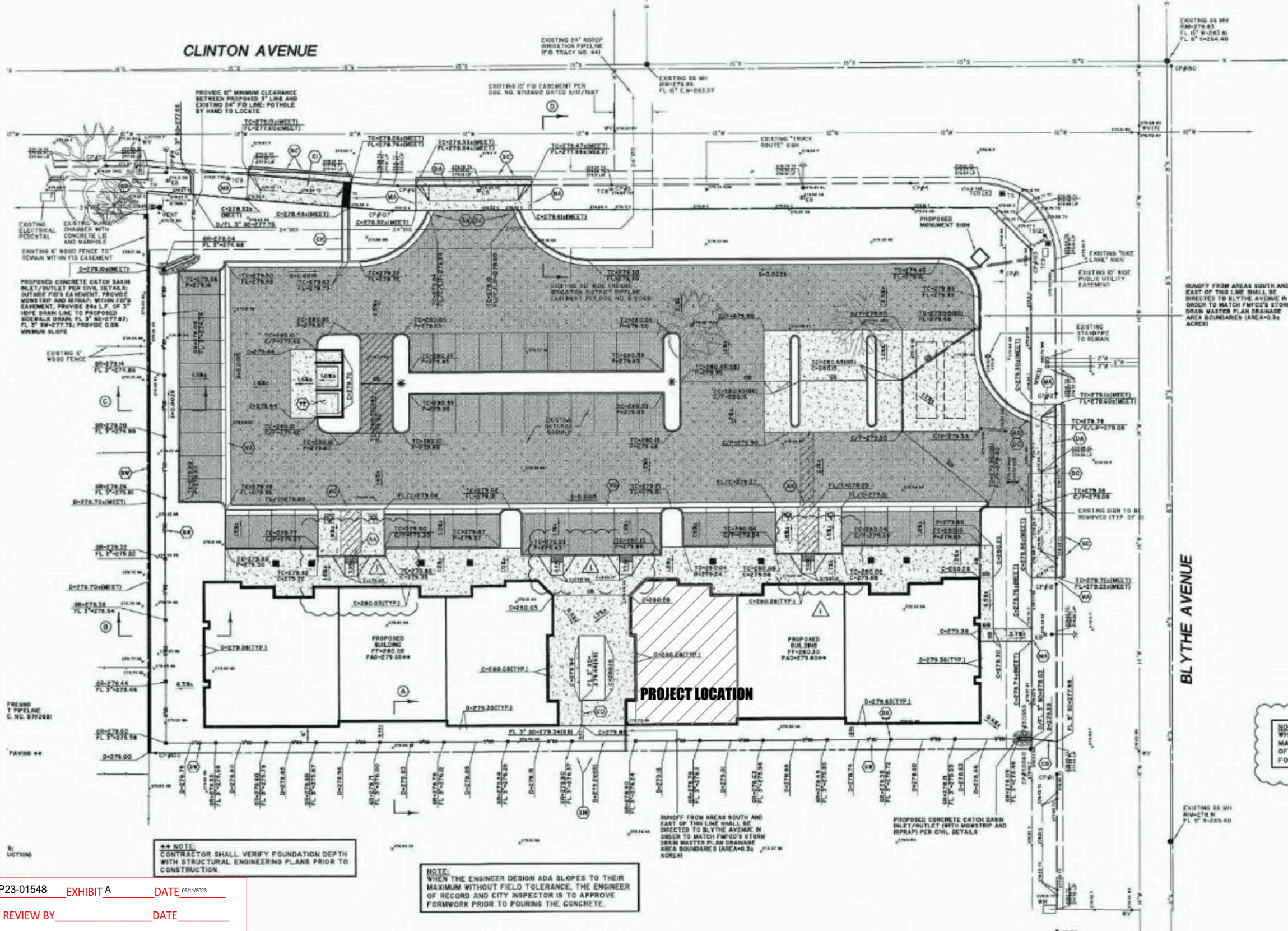
Should you need any further information, please do not hesitate to contact me directly at (718) 310-9236.

Owner of K&K CURRY PIZZA COMPANY

Pardip Singh

Sign: 

| | | | | |
|--------------------------|---------|---|------|------------|
| APPL. NO. P23-01548 | EXHIBIT | O | DATE | 05/11/2023 |
| PLANNING REVIEW BY | | | DATE | |
| TRAFFIC ENG. | | | DATE | |
| APPROVED BY | | | DATE | |
| CITY OF FRESNO DARM DEPT | | | | |



APPL. NO. P23-01548 EXHIBIT A DATE 05/11/2023

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

SITE PLAN

APPL. NO. P23-01548

EXHIBIT F

DATE 05/11/2023

PLANNING REVIEW BY

DATE

TRAFFIC ENG.

DATE

APPROVED BY

DATE

CITY OF FRESNO DARM DEPT

