

SCOPE OF WORK  
CONDITIONAL USE PERMIT FOR  
A MINI MARKET WITH BEER AND WINE LICENSE



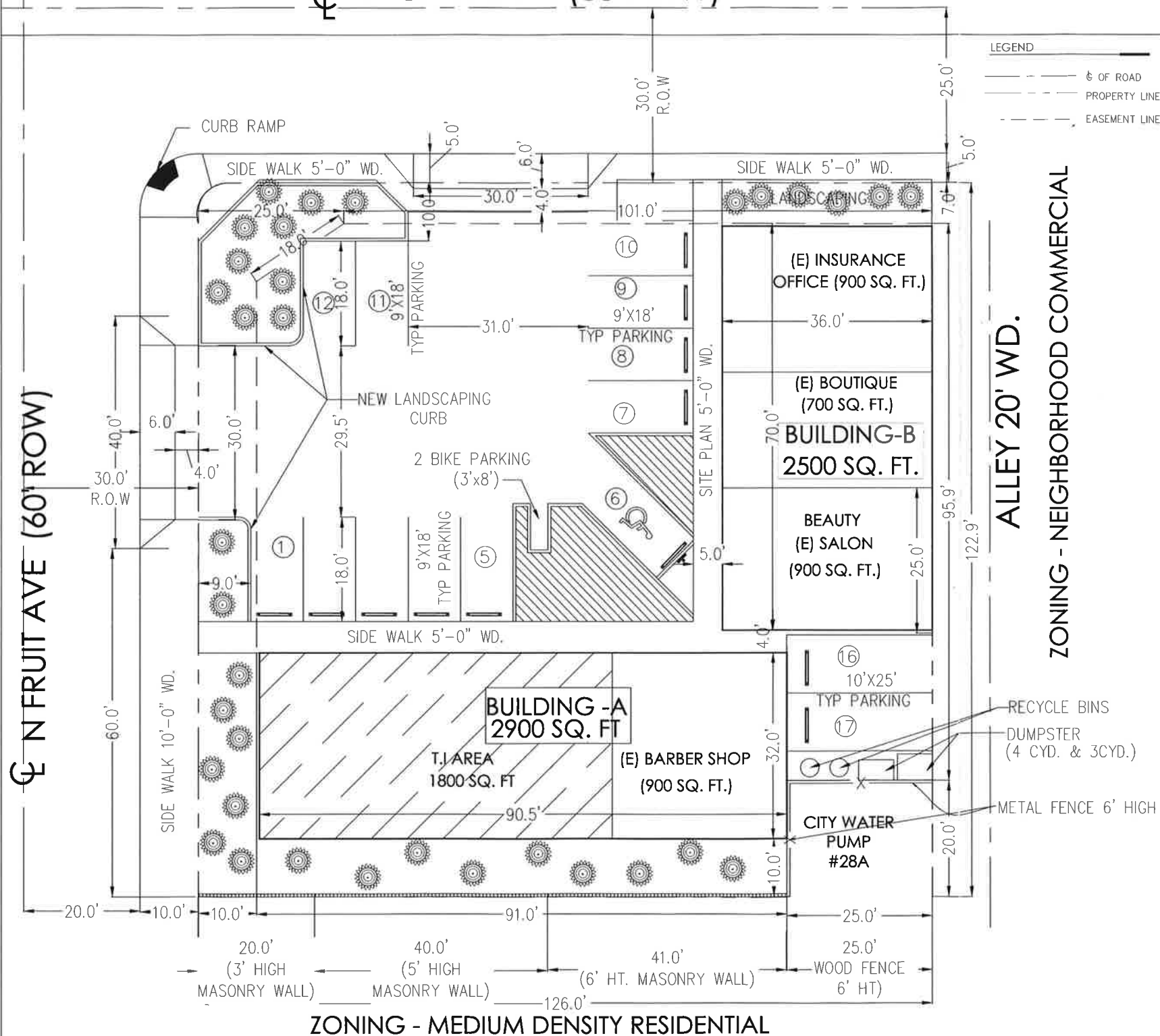
ZONING - NEIGHBORHOOD COMMERCIAL  
W OLIVE AVE (60' ROW)

LEGEND

--- C OF ROAD  
--- PROPERTY LINE  
--- EASEMENT LINE

ALLEY 20' WD.  
ZONING - NEIGHBORHOOD COMMERCIAL

N FRUIT AVE (60' ROW)



ZONING - MEDIUM DENSITY RESIDENTIAL

SITE MAP  
SCALE 1" = 10'

4



VICINITY MAP  
SCALE - N.T.S.

3

PROJECT DATA:

I PROJECT NAME: TOWER-BEER & WINE  
II PROJECT LOCATION: 441 W OLIVE AVENUE SUITE #5  
III JURISDICTION: FRESNO CA 93128  
IV TOTAL SITE AREA: 13,068 SQ. FT. (0.3 ACRE)  
V ASSESSOR'S PARCEL NUMBER: #450-183-01  
VI ZONING: C-5  
VII GENERAL PLAN DESIGNATION: COMMERCIAL RETAIL

AREA CALCULATIONS

TOTAL SITE AREA: 13,068 SQ. FT.  
- BUILDING - A: 2,900 SQ. FT.  
- BUILDING - B: 2,500 SQ. FT.  
LOT COVERAGE (2900+2500)/13068=42%  
LANDSCAPE AREA= 1,350 SQ. FT (10%)  
PAVED AREA= 6,318 SQ. FT

BUILDING	EXISTING TENANT	AREA SQ. FT.
BLDG-A	(N) MINI MART	1,800
	(E) BARBER SHOP	900
BLDG-B	(E) BEAUTY SALON	900
	(E) BOUTIQUE	700
	(E) INSURANCE OFFICE	900

PARKING SPACES

(TENANT IMPROVEMENT) 14  
NO. OF VAN ACCESSIBLE SPACE 01

PROJECT DATA

2

- 1) ALL EXISTING BUILDINGS TO REMAIN, NO CHANGE IN THE SITE AND EXTERIORS, EXCEPT AS NOTED
- 2) EXISTING LANDSCAPED AREA TO REMAIN, EXCEPT AS NOTED
- 3) EXISTING 17 PARKING SPACES REDUCED TO 14 PER CODE, INCLUDING ONE VAN ACCESSIBLE SPACE.
- 4) EXISTING UTILITY SERVICES INCLUDING WATER, SEWER AND GAS CONNECTED TO THE SITE THROUGH 20 FT. WIDE ALLEY ON EAST SIDE. NO CHANGE IN EXISTING UTILITY CONNECTIONS INCLUDING NUMBER OF TOTAL PLUMBING FIXTURES.
- 5) SITE IS ACCESSIBLE THROUGH TWO DRIVEWAYS, ONE EACH ON W. OLIVE AVE & N. FRUIT AVE
- 6) THE PROPERTY LINE, DISTANCE AND ALL OTHER DIMENSIONS SHOWN ON THIS MAP ARE TAKEN FROM DEEDS, ASSESSOR'S MAPS, OR BOTH, AND PRELIMINARY FIELD OBSERVATIONS, AND DO NOT REFLECT AN ACTUAL FIELD SURVEY.

SITE PLAN NOTES

2

(A) OWNER/APPLICANT INFO.:

SURJIT SINGH  
4380 W. SAN JOSE APT#104  
FRESNO CA 93722  
PHONE: (559)266-1930

(B) DESIGN CONSULTANTS :-

CONTINENTAL DEVELOPMENT CONSULTANTS, INC.  
7473 W LAKE MEAD BLVD. STE 100,  
LAS VEGAS, NV 89128  
CONTACT:-  
TONY SINGH  
PHONE: (702) 287-0347  
EMAIL: tony@continentaldc.com

APPL. NO. P20-00808 EXHIBIT A DATE 05/21/2014

PLANNING REVIEW BY DATE

TRAFFIC ENG. DATE

APPROVED BY DATE

CITY OF FRESNO DARM DEPT

CONTACT INFO.

1

Continental Development Consultants, Inc.

7473 W Lake Mead Blvd, Ste 100, Las Vegas, NV 89128  
Phone (702)287-0347 • FAX (702)664-6237  
Email: Contact@continentaldc.com  
Civil Engineering • Land Planning and Zoning Entitlements •  
Building Design and Improvements • Construction Consulting



SITE PLAN

TOWER-BEER & WINE - TENANT IMPROVEMENTS  
441 W OLIVE AVENUE, SUITE # 105, 106  
FRESNO CA 93128

TITLE

DATE: 05/21/2014  
JOB: BS-01  
DWG BY: RK  
CHK BY: MG

CUP-1.0  
SHEET  
1 OF 3

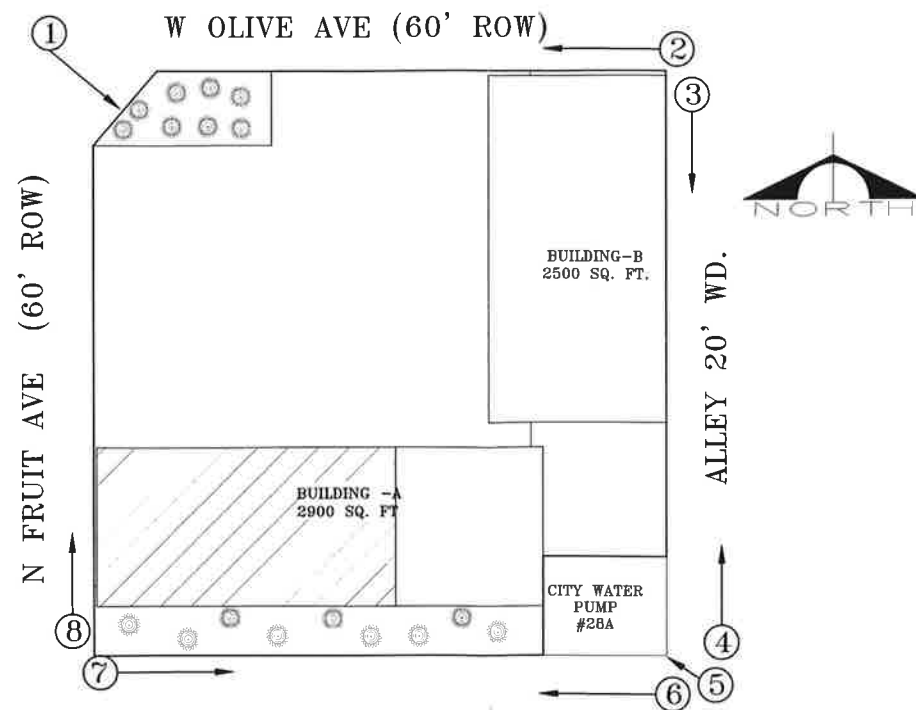


PHOTO KEY MAP

NOTES:

- ① NO CHANGE IN EXTERIOR ELEVATIONS
- ② SIGNAGE UNDER SEPRATE PERMIT



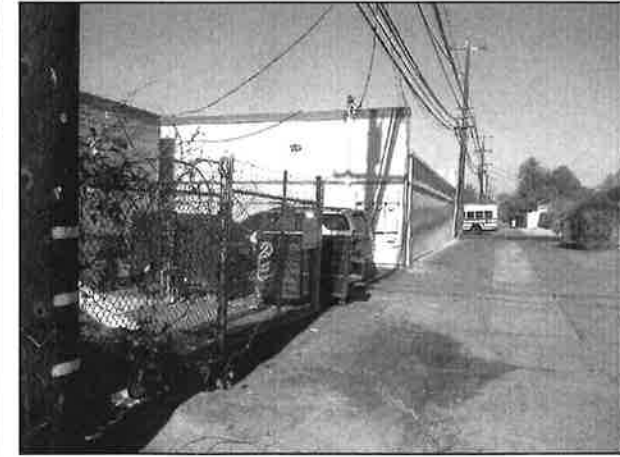
①



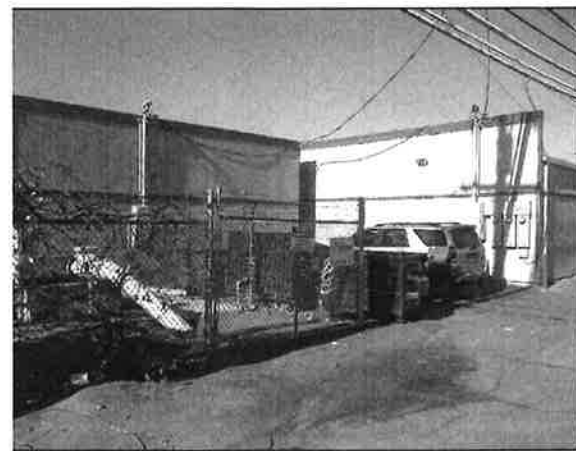
②



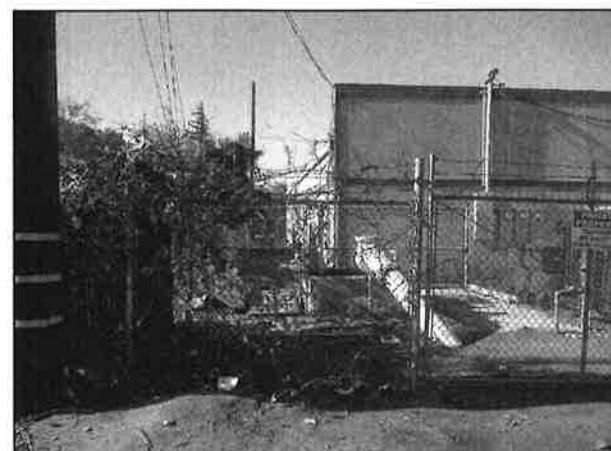
③



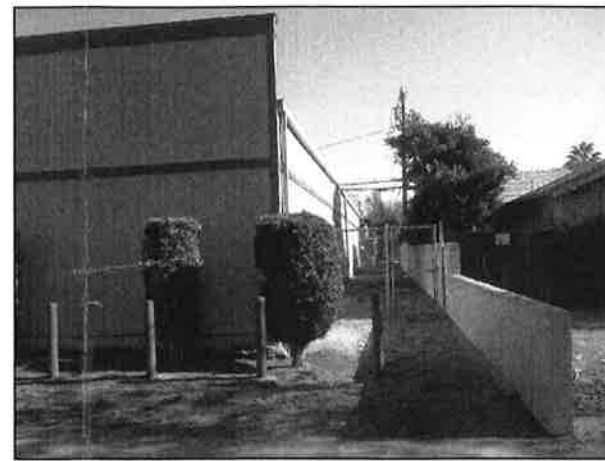
④



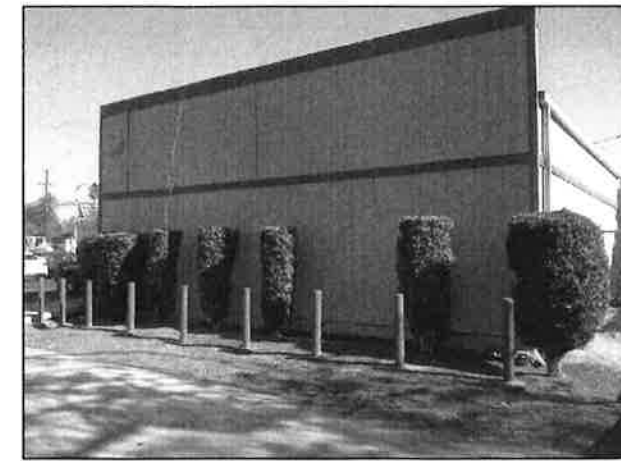
⑤



⑥



⑦



⑧

Continental Development Consultants, Inc.

7473 W Lake Mead Blvd, Ste 100, Las Vegas, NV 89128  
Phone (702)267-0347 • FAX (702)664-6237  
Email: Contact @ continentaldc.com  
Civil Engineering • Land Planning and Zoning Entitlements •  
Building Design and Improvements • Construction Consulting



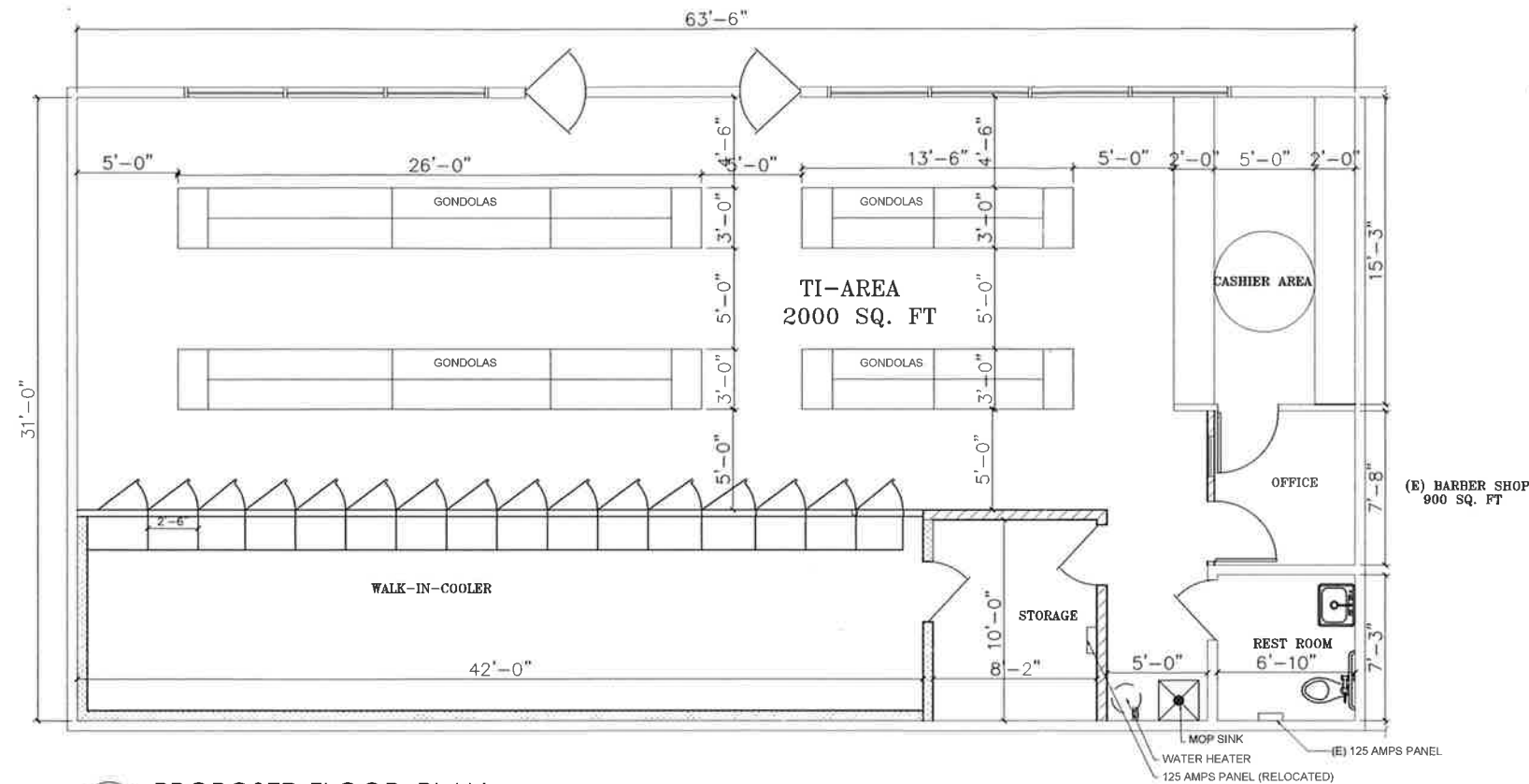
ELEVATIONS

TOWER - BEER & WINE - TENANT IMPROVEMENTS  
441 W OLIVE AVENUE, SUITE # 105, 106  
FRESNO CA 93128

TITLE

DATE: 12/18/2013  
JOB: BS-01  
DWG BY: JSC  
CHK BY: SPS

CUP-3.0  
SHEET  
3 OF 3



APPL. NO. P20-00808 EXHIBIT F DATE 03/31/2020  
 PLANNING REVIEW BY DATE  
 TRAFFIC ENG. DATE  
 APPROVED BY DATE  
 CITY OF FRESNO DARM DEPT

REVISIONS	REVISION	ISSUE	DATED
1			

**Continental Development Consultants, Inc.**  
 7473 W Lake Mead Blvd, Ste 100, Las Vegas, NV 89128  
 Phone (702)287-0347 • FAX (702)664-6237  
 Email: Contact @ continentaldc.com  
 Civil Engineering • Land Planning and Zoning Entitlements •  
 Building Design and Improvements • Construction Consulting



**PROPOSED FLOOR PLAN**  
**TOWER-BEER & WINE - TENANT IMPROVEMENTS**  
 441 W OLIVE AVENUE, SUITE # 105, 106  
 FRESNO CA 93126

**PROJECT**

**DATE:** 01/08/2014  
**JOB:** BS-01  
**DWG BY:** JSC  
**CHK BY:** SPS

**CUP-2.0**  
 SHEET  
 2 OF 3