

Exhibit C-2

Project Site Plan

Planning Commission 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
 jasjithkela@yahoo.com

Project: 2520 E. Olive
 Address: 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 LISENBY TRACT, IN THE CITY 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 GASES AND 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

1. 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
2. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY
3. 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



Project Location

© COPYRIGHT 2007	
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