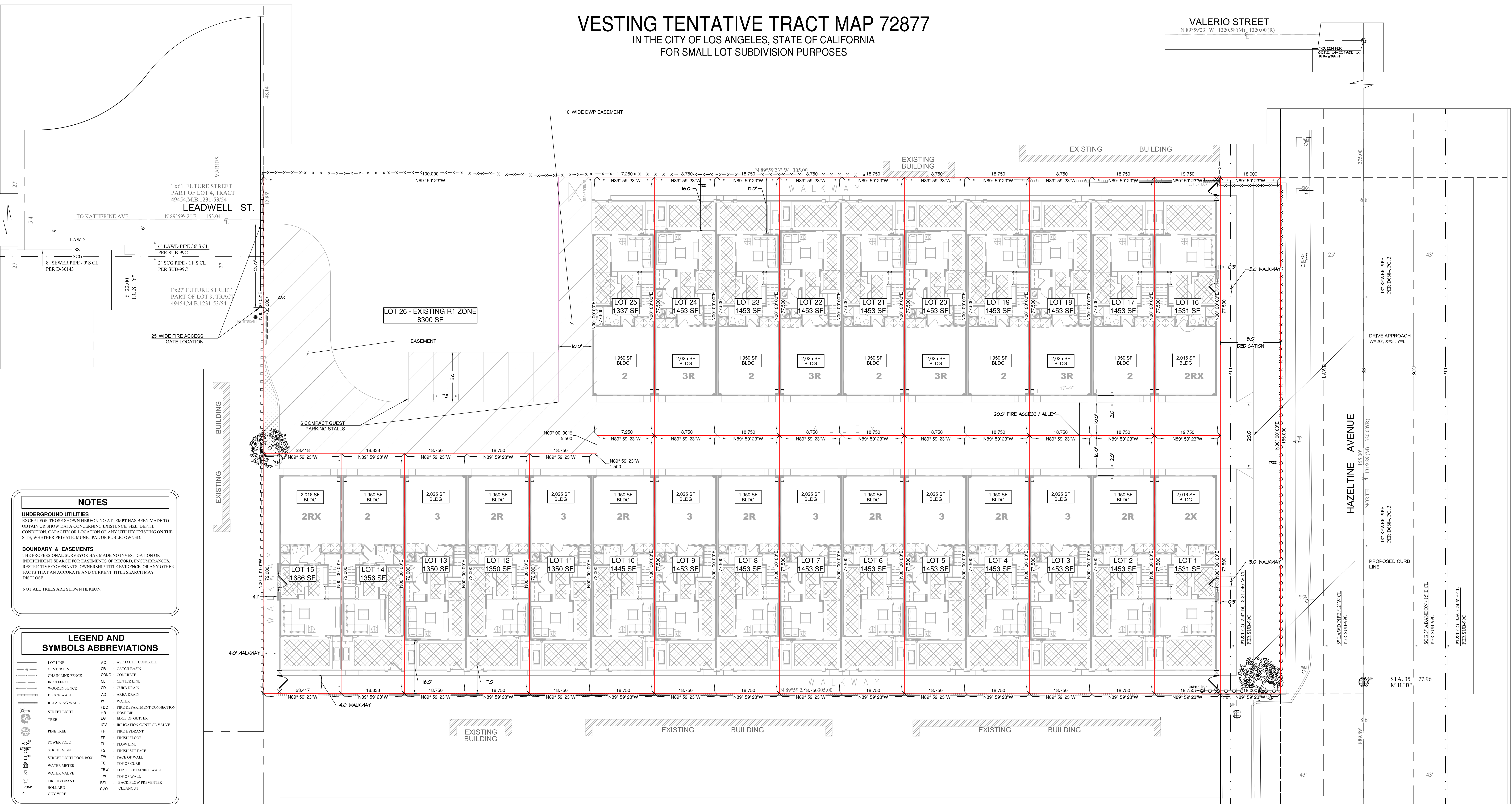


# VESTING TENTATIVE TRACT MAP 72877

IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA  
FOR SMALL LOT SUBDIVISION PURPOSES

VALERIO STREET  
N 89° 59' 23" W 1320.58(M) 1320.00(R)



### NOTES

**UNDERGROUND UTILITIES**  
EXCEPT FOR THOSE SHOWN HEREON NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.

**BOUNDARY & EASEMENTS**  
THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

NOT ALL TREES ARE SHOWN HEREON.

### LEGEND AND SYMBOLS ABBREVIATIONS

LOT LINE	AC	ASPHALTIC CONCRETE
CENTER LINE	CB	CATCH BASIN
CHAIN LINK FENCE	CONC	CONCRETE
IRON FENCE	CL	CENTER LINE
WOODEN FENCE	CD	CURB DRAIN
BLOCK WALL	AD	AREA DRAIN
RETAINING WALL	W	WATER
STREET LIGHT	DC	FIRE DEPARTMENT CONNECTION
TREE	HB	HOSE BIB
PIKE TREE	EG	EDGE OF CUTTING
POWER POLE	CV	IRRIGATION CONTROL VALVE
STREET SIGN	PH	FIRE HYDRANT
STREET LIGHT POOL BOX	FF	FINISH FLOOR
WATER METER	FL	FLAG LINE
WATER VALVE	FS	FINISH SURFACE
FIRE HYDRANT	FW	FACE OF WALL
BOLLARD	TC	TOP OF CURB
GUY WIRE	TW	TOP OF RETAINING WALL
	TW	TOP OF WALL
	BFL	BACK FLOW PREVENTER
	C/O	CLEANDOT

### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:  
THE SOUTH 72 FEET OF THE NORTH 155 FEET OF THE SOUTH 385 FEET OF THE NORTH 660 FEET OF THE EAST 305 FEET OF LOT 222, OF TRACT NO. 1060, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19 PAGES 1 THROUGH 34 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

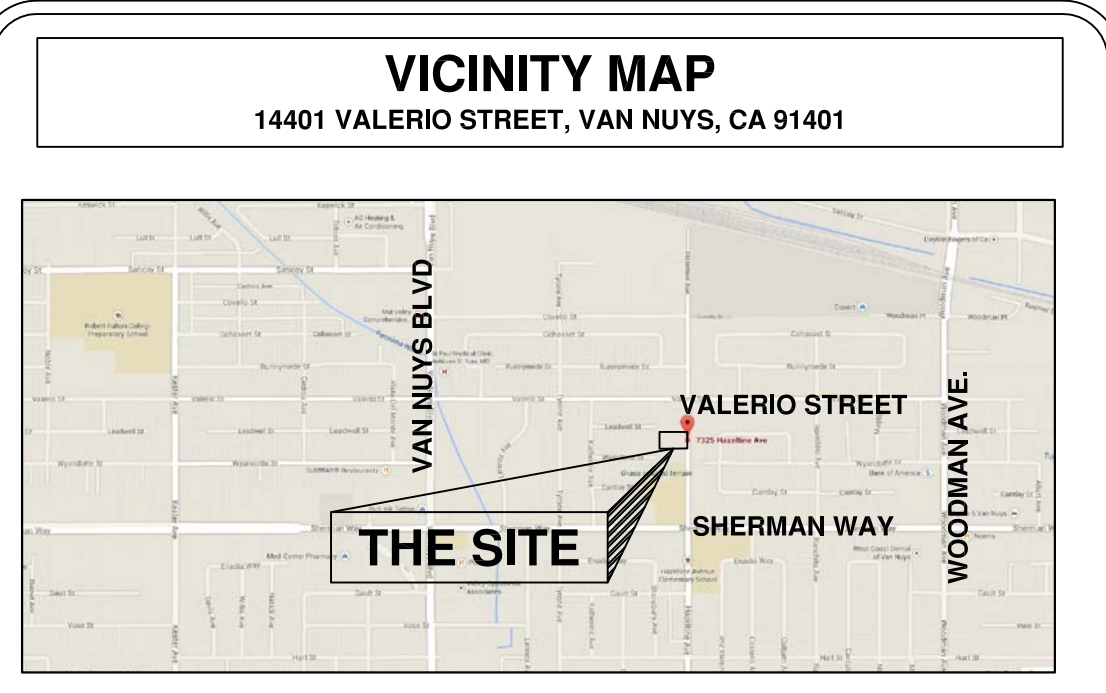
PARCEL 2:  
THE NORTH 43 FEET OF THE SOUTH 385 FEET OF THE NORTH 660 FEET OF THE EAST 305 FEET OF LOT 222, OF TRACT NO. 1060, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19 PAGES 1 THROUGH 34 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND ALL MINERALS IN AND UNDER SAID LAND, BUT WITH NO RIGHT TO ENTER UPON THROUGH SURFACE OR THAT PORTION OF THE LAND LINGERING ABOVE A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, AS RESERVED BY GREAT WESTERN SAVINGS AND LOAN ASSOCIATION, A CORPORATION, IN DEED RECORDED IN BOOK 15, PAGE 1966 AS INSTRUMENT NO. 844. THE ABOVE LEGAL DESCRIPTION IS PURSUANT TO THAT NOTICE OF LOT MERGER RECORDED MAY 28, 2004 AS INSTRUMENT NO. 04-138262 OF OFFICIAL RECORDS.

APN: 2217-020-008, 2217-020-009

### PROPERTY PROFILE

- PARCEL LEGAL INFORMATION:  
TRACT: TRACT NO. 1060, M.B. 19-4 (SHEET 4)  
LOT: PORTION OF LOT 222
- BASIC ZONING INFORMATION:  
ALQUEST-PRIOR OF FAULT ZONE: NO  
COUNCIL DISTRICT: 2  
DISTRICT MAP: 1804153  
FLOOD HAZARD ZONE: NO  
HILLSIDE GRADING AREA: NO  
HILLSIDE ORDINANCE AREA: NO  
BASELINE MANSIONIZATION ORDINANCE: YES  
PLANNING AREA & COMMUNITY NAME: VAN NUYS - NORTH SHERMAN OAKS  
ZONING: RD1.5, RD1-1, & R3-1 (EXISTING)  
RD1-1 (PROPOSED FOR LOTS 1-29)  
GENERAL PLAN USE: LOW MEDIUM D RESIDENTIAL & LOW RESIDENTIAL
- GEOGRAPHICALLY ORIENTED PARCEL INFORMATION:  
BUILDING AND SAFETY BRANCH OFFICE: VAN NUYS  
CENSUS TRACT: 121-02  
THOMAS BROTHERS MAP GRID: 532 - 04
- CITY DOCUMENTS ASSOCIATED WITH PARCEL:  
CITY PLANNING CASES: CPC-28023
- ASSESSORS PARCEL NO(S):  
221-703-0009 & 221-703-0008
- SEISMIC HAZARDS:  
ACTIVE FAULT NEAR SOURCE ZONE:  
NEAREST FAULT (KM): 6.12  
NEAREST FAULT (NAME): VERDUGO



### ENGINEER'S NOTES

- DATE OF SURVEY: MARCH 19, 2014, GEORGE BARAJAS, PLS
- BOUNDARY SURVEY MEASUREMENTS REFERRED TO HEREON ARE BASED ON BOUNDARY SURVEY BY GEORGE BARAJAS.
- TENTATIVE MAP PREPARED MAY 1, 2014
- TWO OAK TREES GREATER THAN 3" ARE PRESENT ON SITE.
- SITE ADDRESS: 7325-7327 HAZELTINE AVENUE, VAN NUYS, CA 91405
- LOT SIZE:  
EXISTING NUMBER OF PARCELS: 26  
GROSS EXISTING SIZE: 47,275  
PROPOSED NUMBER OF PARCELS: 26  
PROPOSED PARCEL NET AREAS:  

LOT 1:	1,531 SF	(ZONE RD1.5)
LOTS 2-9:	1,453 SF	(ZONE RD1.5)
LOT 10:	1,445 SF	(ZONE RD1.5)
LOTS 11-13:	1,530 SF	(ZONE RD1.5)
LOT 14:	1,556 SF	(ZONE RD1.5)
LOT 15:	1,686 SF	(ZONE RD1.5)
LOT 16:	1,531 SF	(ZONE RD1.5)
LOTS 17-24:	1,453 SF	(ZONE RD1.5)
LOT 25:	1,337 SF	(ZONE RD1.5)
LOT 26:	8,206 SF	(ZONE R1)

TOTAL: 44,484 SF

### NOTE:

- BUILDINGS SHALL NOT EXCEED 36 FEET IN HEIGHT.
- EACH LOT TO MAINTAIN THEIR OWN TRASH AND RECYCLING BINS
- SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5 ZONE, PURSUANT TO THE ORDINANCE NO. 176,354.

### SETBACK MATRIX

LOT #	ZONE	FRONT	REAR	EAST	WEST
1	RD1.5	17'	12'	0.5'	0'
2	RD1.5	17'	12'	0'	0'
3	RD1.5	16'	12'	0'	0'
4	RD1.5	17'	12'	0'	0'
5	RD1.5	16'	12'	0'	0'
6	RD1.5	17'	12'	0'	0'
7	RD1.5	16'	12'	0'	0'
8	RD1.5	17'	12'	0'	0'
9	RD1.5	16'	12'	0'	0'
10	RD1.5	17'	6.5'	0'	0'
11	RD1.5	16'	6.5'	0'	0'
12	RD1.5	17'	6.5'	0'	0'
13	RD1.5	16'	6.5'	0'	0'
14	RD1.5	17'	6.5'	0'	0'
15	RD1.5	17'	6.5'	0'	4.1'

### SETBACK MATRIX (CONTINUED)

LOT #	ZONE	FRONT	REAR	EAST	WEST
16	RD1.5	17'	12'	0.5'	0'
17	RD1.5	17'	12'	0'	0'
18	RD1.5	16'	12'	0'	0'
19	RD1.5	17'	12'	0'	0'
20	RD1.5	16'	12'	0'	0'
21	RD1.5	17'	12'	0'	0'
22	RD1.5	16'	12'	0'	0'
23	RD1.5	17'	12'	0'	0'
24	RD1.5	16'	12'	0'	0'
25	RD1.5	17'	12'	0'	0'
26	R1	-	-	-	-

### BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING NORTH OF A COURSE IN THE CENTERLINE OF HAZELTINE AVENUE, AS SHOWN ON THE MAP OF TRACT NO. 1060, M.B. 19-134

### BENCHMARK

END WIRE SPC IN E CURB OF HAZELTINE AVENUE, 10 FT. S OF BC RETURNS SOUTH OF SHERMAN WAY.  
BENCHMARK ID: 08-11610  
ELEVATION: 744.091 FT.  
YEAR OF ADJUSTMENT: 2000  
DATUM: NAVD 1988

**SURVEYOR:**  
GEORGE BARAJAS, PLS  
3635 SHADOW GROVE ROAD  
PASADENA, CA 91107

**ENGINEER:**  
JOE ENGINEERING  
3700 KIWANIS TRAIL, #1083  
FRAZIER PARK, CA 90225  
PHONE: (818) 235-0224

**APPLICANT REPRESENTATIVE:**  
ARC LAND USE & ENTITLEMENTS, INC.  
1640 MORROW PARK ST., UNIT 7  
ENCINO, CA 91436  
PHONE: (818) 905-8422

**OWNER:**  
ECTO HOMES, LLC  
C/O ECTO HOMES  
9560 WILSHIRE BLVD., 2ND FLOOR  
BEVERLY HILLS, CA 90212

SHERMAN WAY  
S 89° 59' 41" W 1320.66(M) 1320.00(R)

