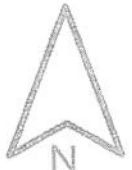




ZONE CHANGE

 RS - 1 TO R-1

C.D. 12
 C.T. 1344.22
 P.A. CANOGA PARK-WEST HILLS
 N.C. WEST HILLS



0.88 NET AC.

<p>RADIUS MAPS ETC 3544 PORTOLA AVENUE LOS ANGELES CA 90032 OFF/FAX (323) 221-4555 RADIUSMAPSETC@SBGGLOBAL.NET</p>	<p>SITE LOCATION: 22650 W. SHERMAN WAY WEST HILLS CA 91307</p> <p>LEGAL DESCRIPTION: LOT 25, TRACT NO. 23329, M.B. 627-59/60.</p>	<p>CASE NO.</p> <p>DATE: 04 - 25 - 2014 SCALE: 1" = 100' USES: FIELD D.M. 183 B 097, 186 B 097 T.B. PAGE: 529 GRID: H-5 APN: 2024-017-014</p>
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VESTING TENTAT TRACT NO. 7

IN THE CITY OF LOS ANGELES, COUNTY
STATE OF CALIFORNIA/
FOR SMALL LOT SUBDIVISION PURPOSES PI
TG 529, H-5 / APN: 2024-1

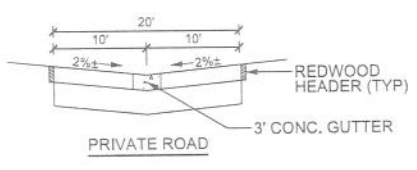
SHEET SIZE 22x34 LEVEL STAMP DN PROJECT NO. 4/24/2014 2:14:07 PM F:\22660 Sherman Way\Sheets\1-1 Tentative Map.dgn PDF_SCREEN.plt

- LEGEND:**
- PROPERTY LINE
 - LOT LINE
 - SETBACK LINE
 - PROPOSED BLDG. LINE
 - EXISTING CONTOURS
0.25 CONTOUR INTERVAL

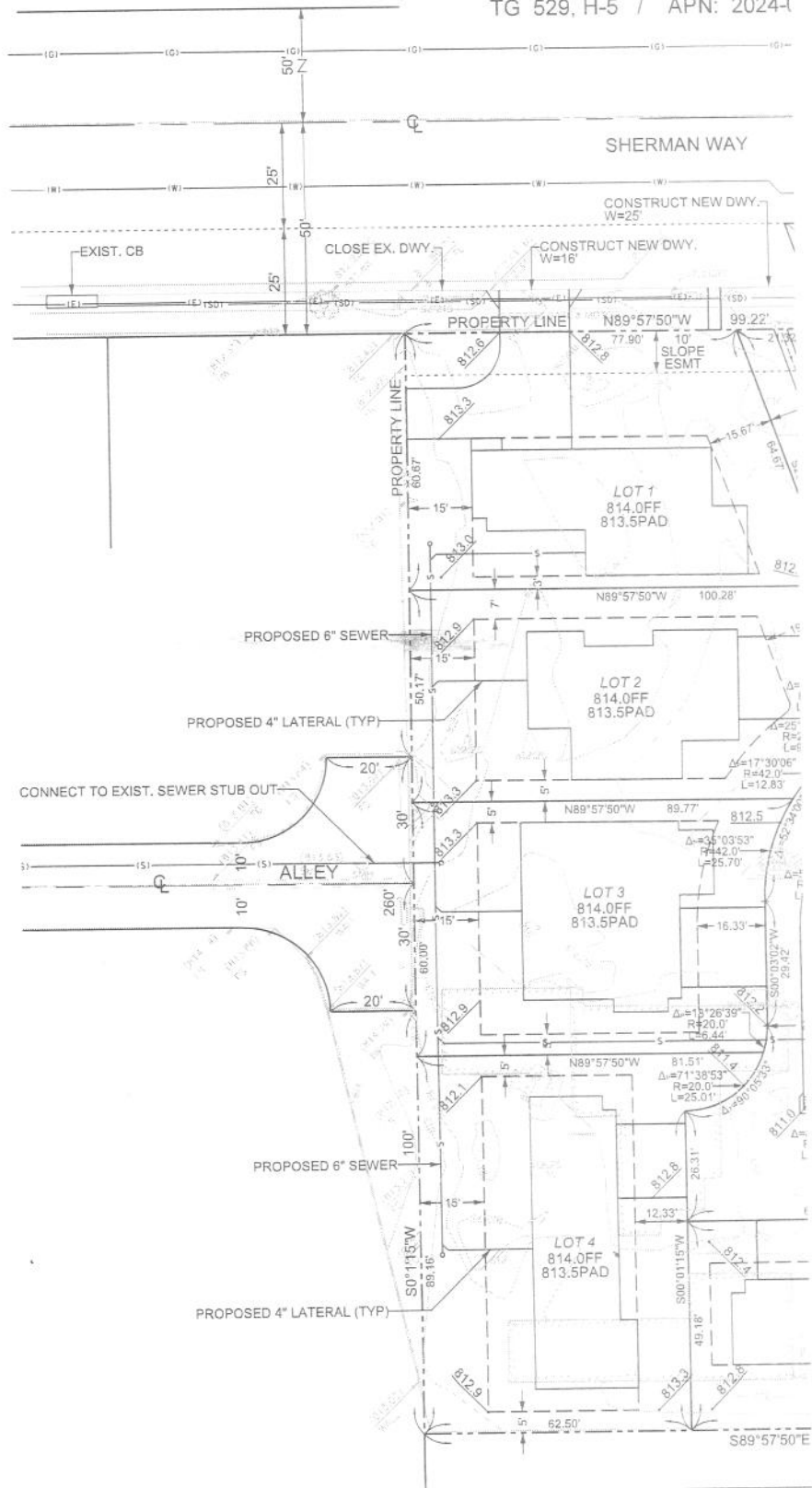
TOTAL LOT AREA: 38,283.4 SF
 LOT COUNT: 6 TOTAL
 PARKING: 2/UNIT IN COVERED GARAGE
 AREA CALCULATIONS:
 BUILDING: 9,123.7 SF
 PAVING:
 DRIVEWAYS 2,485.1 SF
 PRIVATE RD. 5,767.3 SF
 LANDSCAPE: 20,888.8 SF
 EXCAVATION: 6 CY
 EMBANKMENT: 2283 CY
 HEIGHT LIMIT: N/A

LOT AREAS

LOT NO.	AREA (SF)
1	5408.4
2	5163.0
3	5007.8
4	5766.4
5	6078.4
6	5092.1



NOTE:
ALL EXISTING IMPROVEMENTS, TREES AND
VEGETATION ARE TO BE REMOVED.



VESTING TENTATIVE MAP TRACT NO. 72882

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
FOR SMALL LOT SUBDIVISION PURPOSES PER ORDINANCE 176354
TG 529, H-5 / APN: 2024-017-014



VICINITY MAP
NO SCALE

TG 529, H-5 APN: 2024017014
PIN NO: 183B097 115
SITE ADDRESS: 22650 SHERMAN WAY
WEST HILLS, CA 91307
OWNER AND SUBDIVIDER: THE ROSENBLUM FAMILY TRUST
C/O R.A. RESEIGH TRUSTEE
23471 PARK COLOMBO
CALABAS, CA 91302
TEL: (818) 605-6621
E-MAIL: Piper605@Gmail.com

LEGAL DESCRIPTION:
LOT 25, TRACT NO. 23329 (MB 627-59/60)
T.G. GRID: PAGE 529-H5
BENCHMARK:
BM #06-07184 ELEV.=812.953
WIRE SPK IN S CURB SHERMAN WAY;
5' E OF B.C. RET E. OF MAYNARD AVE.
CITY MAP SHEET: 483B097

COUNCIL DISTRICT 12 - MITCHELL ENGLANDER
COMMUNITY PLAN AREA: CANOGA PARK - WINNE
WEST HILLS

LOT GROSS AREA: 38,283.4 SF
NET AREA: 38,283.4 SF OR 0.89 AC
NO. OF LOTS: 6
NO. OF UNITS: 6
NO. OF PARKING SPACES: 2 COVERED IN BLDG.
EXISTING ZONING: RS-1
PROPOSED ZONING: R-1
EXISTING USE: 1 SF RESIDENCE
SEWER: CITY OF LOS ANGELES
WATER: CITY OF LOS ANGELES DEPT. OF WATER

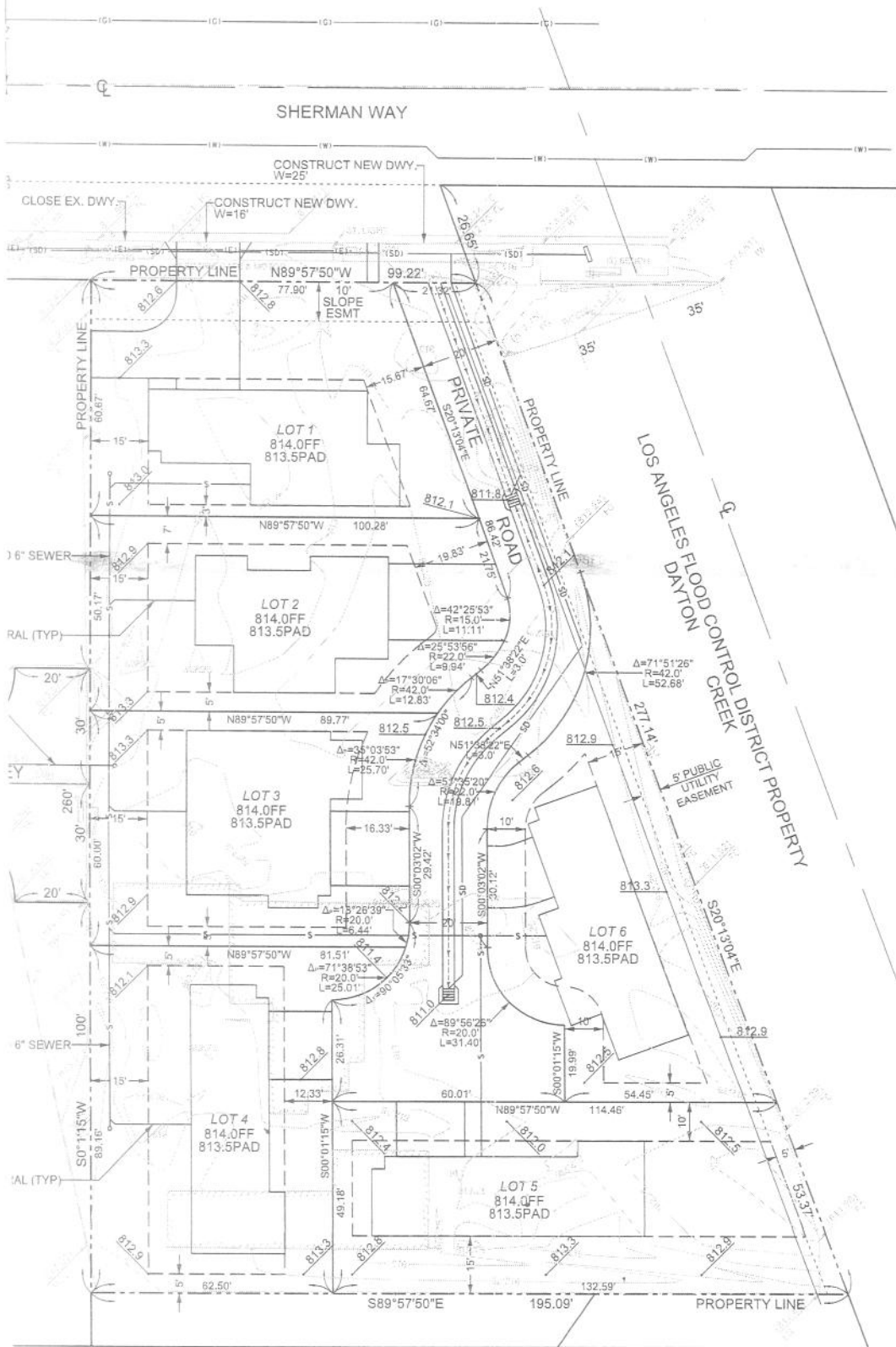
THERE ARE NO EXISTING GEOLOGICALLY HAZARDOUS AREAS OR AREAS SUBJECT TO INUNDATION OR FLOOD HAZARD ON THIS PROPERTY

THERE ARE NO OAK, SOUTHERN CALIFORNIA BLACK WALNUT, WESTERN SYCAMORE OR CALIFORNIA BAY TREES ON THE PROPERTY.

PREPARED UNDER MY SUPERVISION

ENGINEER: LELAND F. JOHNSON, RCE 13560
JOHN M. CRUIKSHANK CONSULTANTS, INC.
411 N. HARBOR BLVD, SUITE 201
SAN PEDRO, CA 90731
Tel: (310) 241-6550 x 226
Fax: (310) 833-6555

Email: LJohnson@jmc-2.com
DATE: APRIL 24, 2014



SCALE: 1" = 20'

THE MAP

382

LOS ANGELES

ORDINANCE 176354

14



VICINITY MAP
NO SCALE

TG 529, H-5 APN: 2024017014
PIN NO: 183B097 115
SITE ADDRESS: 22650 SHERMAN WAY
WEST HILLS, CA 91307

OWNER AND
SUBDIVIDER: THE ROSENBLUM FAMILY TRUST
C/O R.A. RESEIGH TRUSTEE
23471 PARK COLOMBO
CALABAS, CA 91302
TEL: (818) 605-6621
E-MAIL: Piper605@Gmail.com

LEGAL DESCRIPTION:

LOT 25, TRACT NO. 23329 (MB 627-59/60)
T.G. GRID: PAGE 529-H5

BENCHMARK:

BM #06-07184 ELEV.=812.953
WIRE SPK IN S CURB SHERMAN WAY;
5' E OF B.C. RET E. OF MAYNARD AVE.

CITY MAP SHEET: 183B097

COUNCIL DISTRICT 12 - MITCHELL ENGLANDER
COMMUNITY PLAN AREA: CANOGA PARK - WINNETKA - WOODLAND HILLS -
WEST HILLS

LOT GROSS AREA: 38,283.4 SF
NET AREA: 38,283.4 SF OR 0.89 AC
NO. OF LOTS: 6
NO. OF UNITS: 6
NO. OF PARKING SPACES: 2 COVERED IN BLDG.
EXISTING ZONING: RS-1
PROPOSED ZONING: R-1
EXISTING USE: 1 SF RESIDENCE
SEWER: CITY OF LOS ANGELES
WATER: CITY OF LOS ANGELES DEPT. OF WATER AND POWER

THERE ARE NO EXISTING GEOLOGICALLY HAZARD
AREAS OR AREA SUBJECT TO INUNDATION OR
FLOOD HAZARD ON THIS PROPERTY

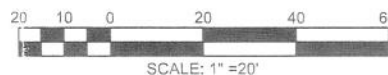
THERE ARE NO OAK, SOUTHERN CALIFORNIA
BLACK WALNUT, WESTERN SYCAMORE OR
CALIFORNIA BAY TREES ON THE PROPERTY.

PREPARED UNDER MY SUPERVISION

ENGINEER: LELAND F. JOHNSON, RCE 13560
JOHN M. CRUIKSHANK CONSULTANTS, INC.
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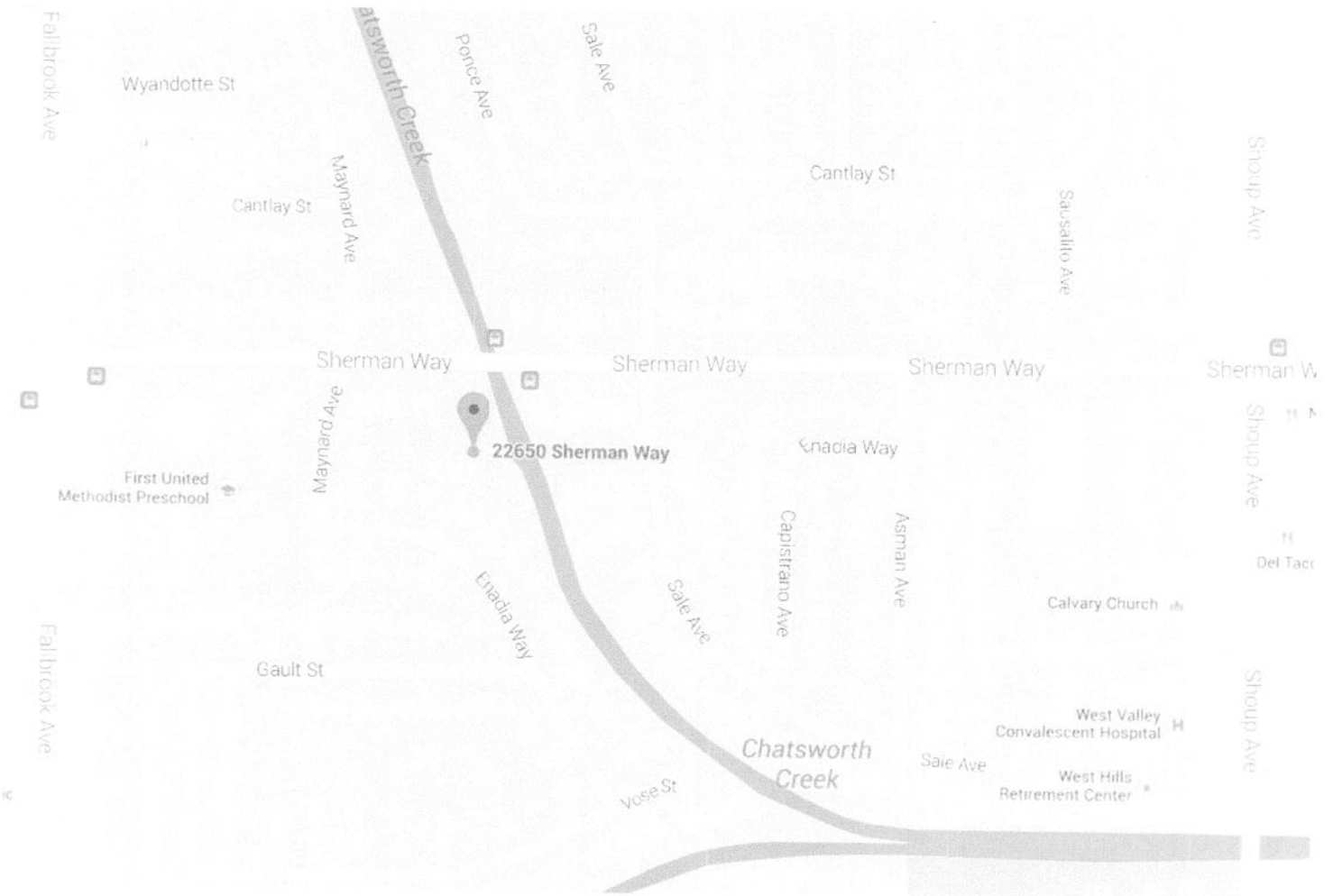
Email: LJohnson@jmc-2.com

DATE: APRIL 24, 2014



PLANS PREPARED BY	 Civil Engineering & Surveying John M. Cruikshank Consultants, Inc. 411 N. Harbor Blvd., Suite 201 San Pedro, CA 90731 P: 310.241.6550 / F: 310.833.6555 www.jmc-2.com	NO.	REVISIONS:	BY:	DATE:
PROJECT	22650 SHERMAN WAY WEST HILLS, L.A. COUNTY, CA 91307				
SHEET TITLE	TENTATIVE TRACT MAP NO. 72882				
PROJECT NO.	VTT 72882 20140023.00				
SCALE	1" = 20'				
DATE	APRIL 24, 2014				
DESIGNED BY	LFJ				
DRAWN BY	KK/JL				
CHECKED BY	LFJ				
SHEET NO.	T-1				
1 OF 1 SHEETS					

22650 Sherman Way



Exterior - Before (August 28, 2012)



Interior - Before (August 28, 2012)



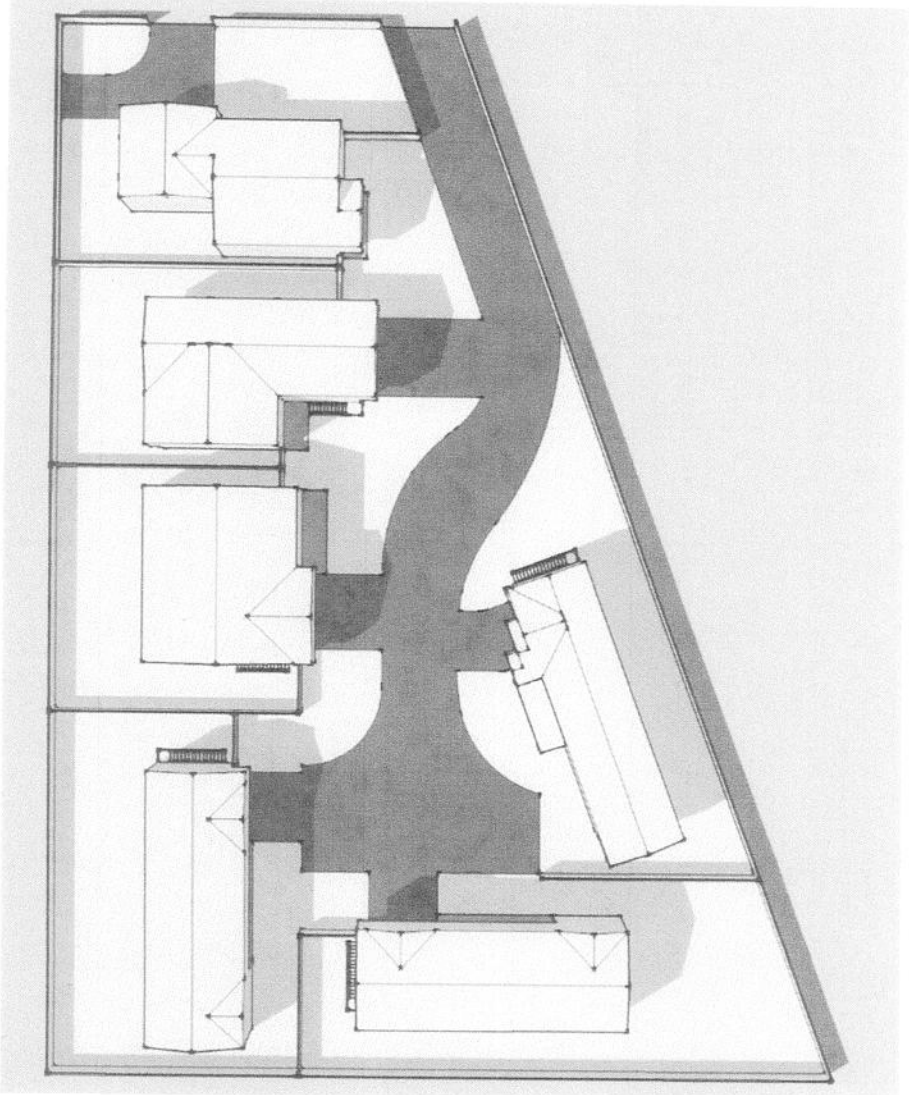
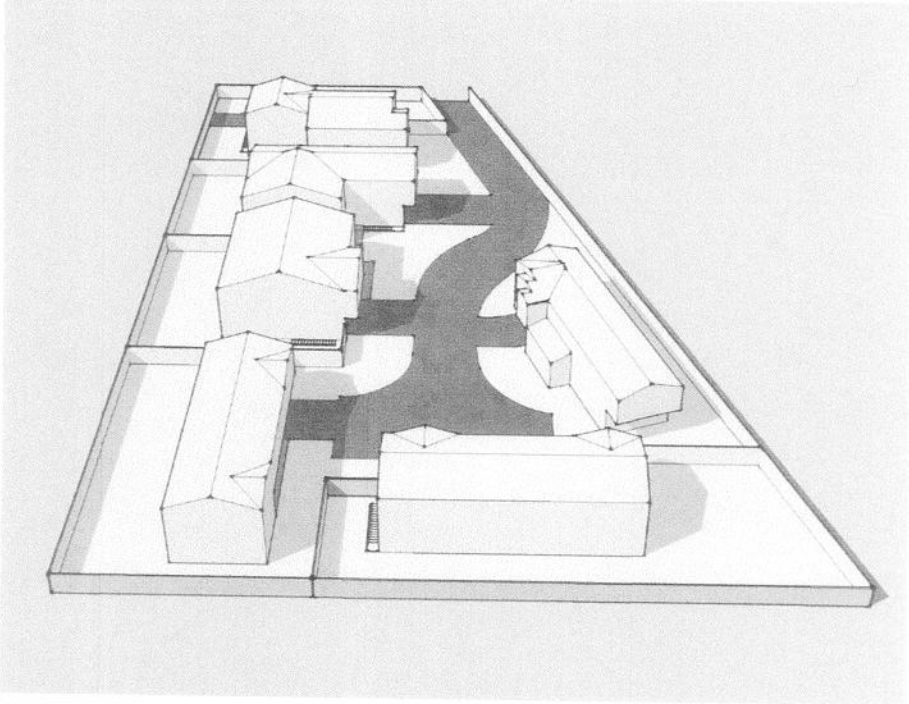
Exterior – In progress (2013)



Interior – After (2013)



Sample building envelopes showing yards and setbacks



Sherman Way – Saturday, January 3, 2015 ~9PM



Sherman Way – Sunday, January 4, 2015 ~11AM



Sherman Way – September 2014 (Google Maps)



Sherman Way – April 2012 (Google Maps)



Sherman Way – August 2007 (Google Maps)

