

**PRELIMINARY PARCEL MAP LA NO. \_\_\_\_\_**

SITE ADDRESS: 5371 VANALDEN AVENUE, TARZANA

PROPOSED PROJECT: PARCEL MAP FROM SINGLE LOT TO TWO SINGLE FAMILY PARCELS

• INDICATES THE BORDER OF THE LAND BEING SUBDIVIDED

**LEGAL DESCRIPTION**

BEING A SUBDIVISION OF A PORTION OF LOT 15 OF TRACT 2605, M.B. 27 PGS 55-75 IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

**ZONING**

RA-1

**OWNER/SUBDIVIDER**

CHUCK DORFMAN  
5371 VANALDEN AVENUE  
TARZANA, CA 91356  
818-634-9598

**APN**

2163-011-008

NOT A PART  
APN 2163-011-07  
POR LOT 15  
TRACT NO. 2605

NOT A PART  
APN 2163-011-13  
POR LOT 15  
TRACT NO. 2605

**LAND USE CONSULTANT**

CALEB PATE  
CP3 DEVELOPMENT, LLC  
2934 1/2 BEVERLY GLEN CIRCLE, #230  
LOS ANGELES, CA 90077  
(310) 869-1930  
CALEB@CP3DEVELOP.COM

**AREA**

TOTAL AREA: 33,750 SQ. FT (0.775 AC)  
PARCEL 'A': 14,120 S.F. (0.3242 AC) - OVER 19.4% below code  
PARCEL 'B': 19,630 S.F. (0.4508 AC)

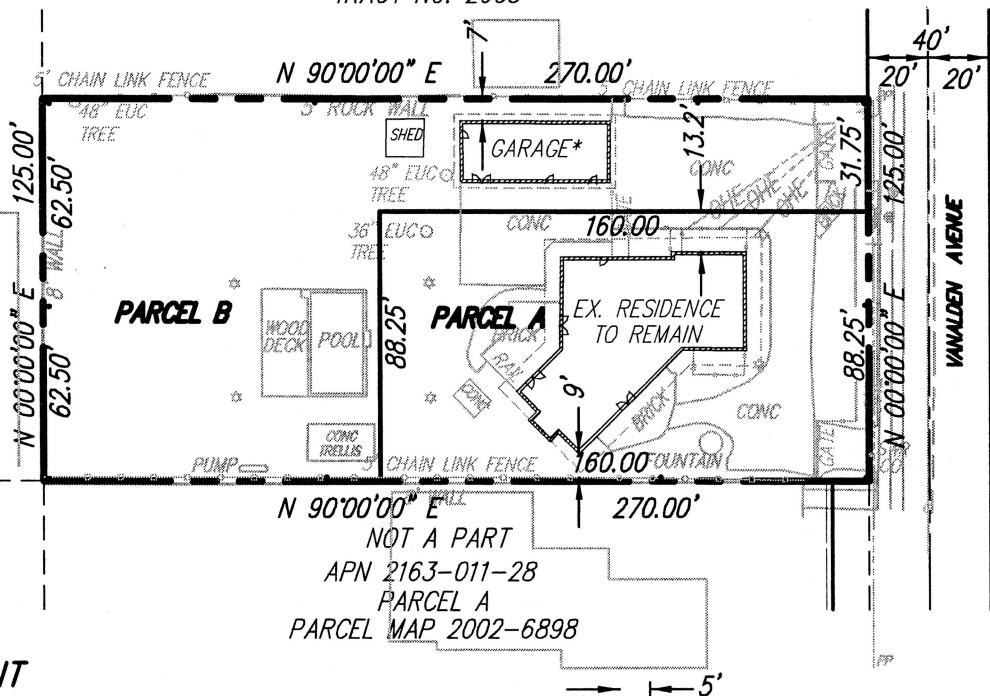
LOS ANGELES DEPT. OF CITY PLANNING  
SUBMITTED FOR FILING  
PARCEL MAP

FEB 14 2019

REVISED MAP  EXTENSION OF MAP  
 FINAL MAP UNIT  MODIFIED  
DEPUTY ADVISORY AGENCY

NOT A PART  
APN 2163-011-08  
POR LOT 15  
TRACT NO. 2605

SCALE: 1" = 60'



**GENERAL NOTES**

1. SITE IS LEVEL
  2. THERE ARE NO EASEMENTS ON THE SUBJECT PROPERTY.
  3. THERE IS NO HAZARD OR HAZARDOUS MATERIAL ON THE PROPERTY.
  4. ALL TREES ON THE PROPERTY ARE EUCALYPTUS TREES AND WILL REMAIN.
  5. PROPERTY SURFACE DRAINS TO THE STREET.
  6. SEWER BY UNDERGROUND SEWER SYSTEM.
  7. THERE IS AN EXISTING ONE STORY (S.F.D.) (2,858 S.F.) WITH DETACHED GARAGE AND AN EXISTING ONE STORY GARAGE (1,000 S.F.).
- \* EXISTING GARAGE IS TO BE DEMOLISHED.