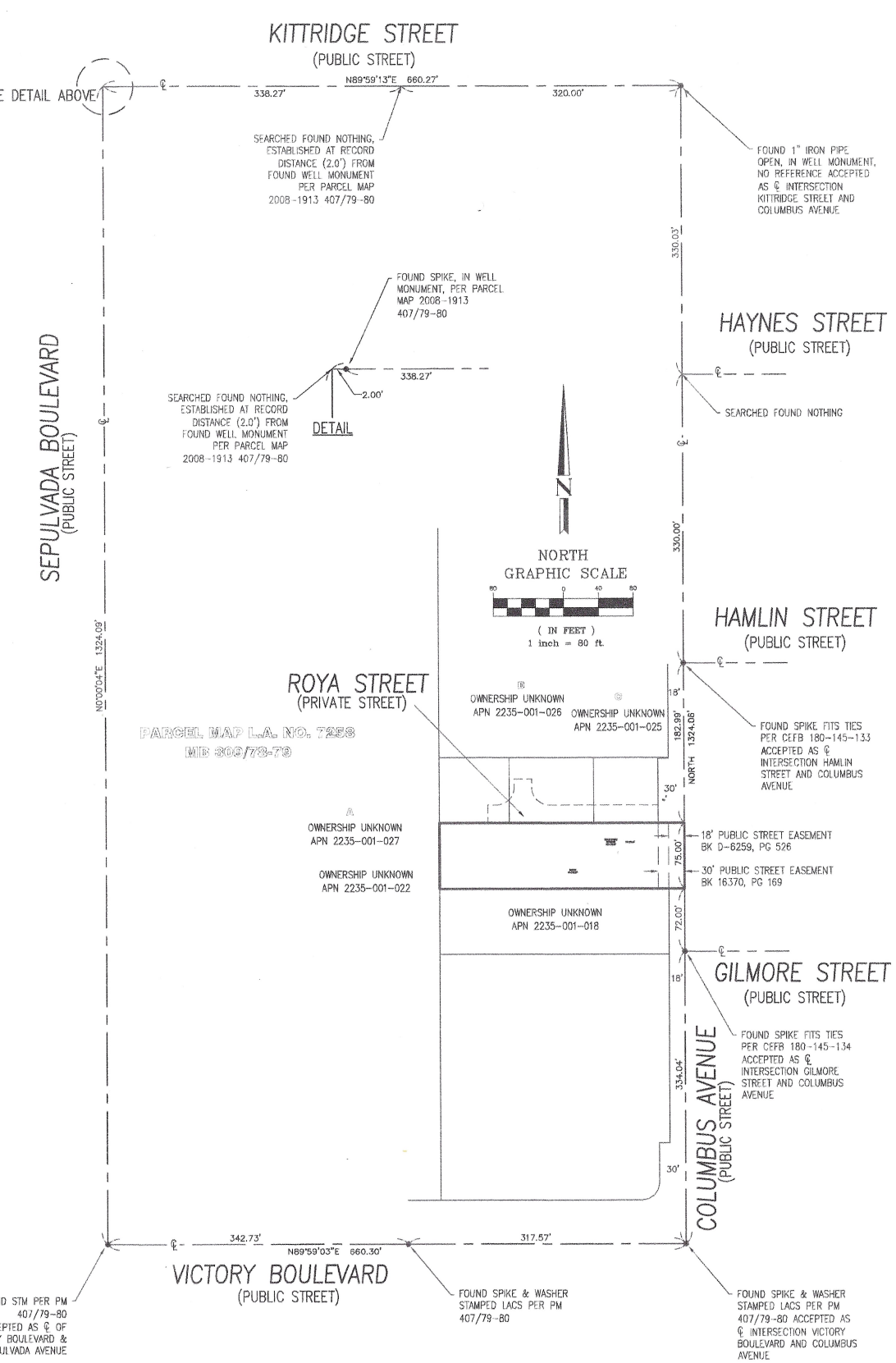
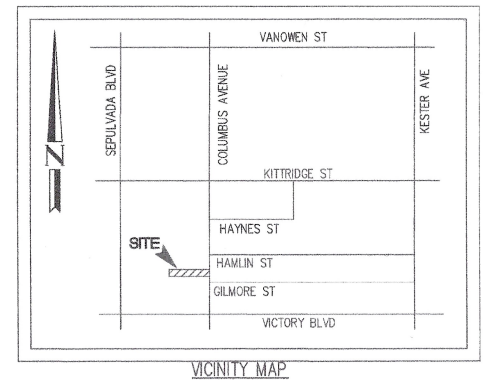
MAJOR LAND DIVISION
TENTATIVE PARCEL NO. 83636
(FOR LAND DIVISION PURPOSES)
LOCATED IN THE CITY OF LOS ANGELES
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

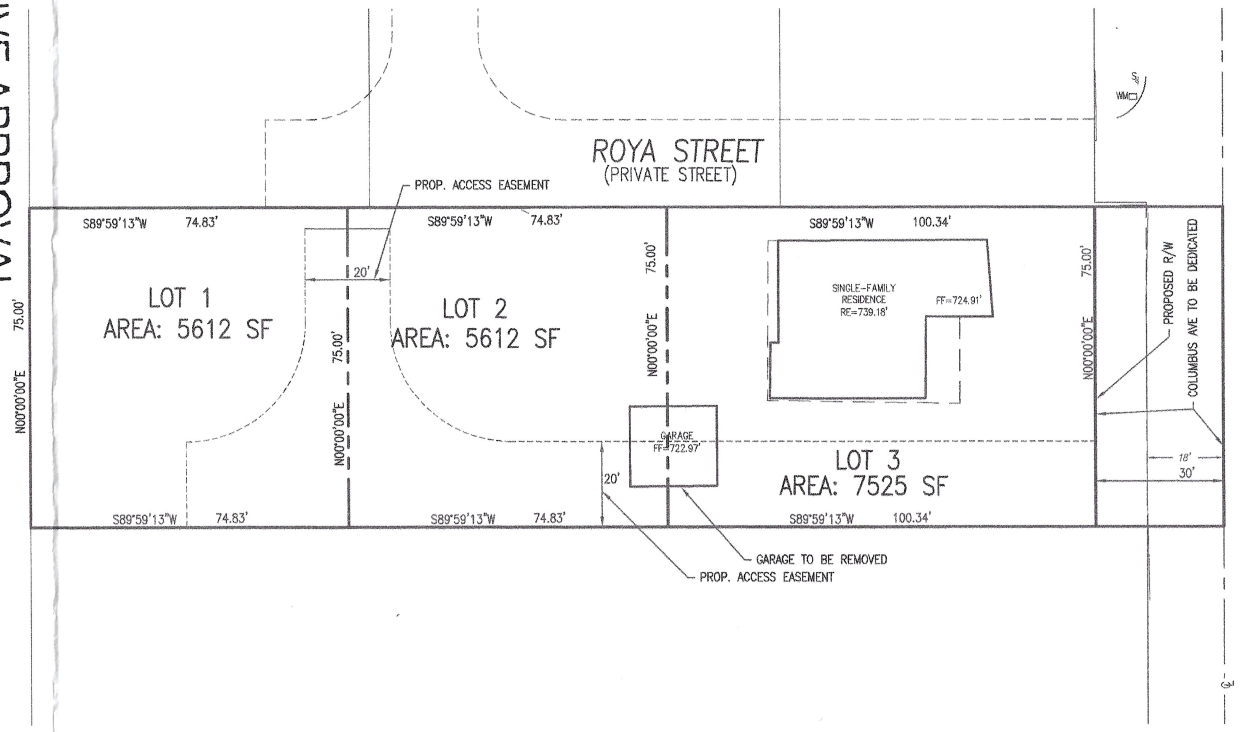
TENTATIVE APPROVAL

NO: VTT-83636
Approved without conditions
BY: [signature] 02/21/24
Department of Building & Safety
Grading Division





VICINITY MAP
NTS



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:

THE EASTERLY 280 FEET OF THE NORTHERLY 75 FEET OF THE SOUTHERLY 150 FEET OF THE NORTHERLY 993.075 FEET OF LOT 281 OF TRACT NO. 1000, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGES 1 THROUGH 34 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF COLUMBUS AVENUE BEING NORTH PER P.M. NO. 2008-1913 PMB 407/79-80

BEING: NORTH

BENCHMARK
LACBM 07-00482
SPIKE IN NORTH CURB VICTORY BLVD. 2' WEST OF BCR SEPULVEDA BLVD.
ELEVATION = 720.78'

TAX ASSESSOR'S PARCEL NO.
2235-001-004

AREA
21,000.00 SF OR 0.48 ACRES ±

LEGEND
℄	CENTERLINE
P.	PROPERTY LINE
CONC	CONCRETE
DI	DRAINAGE INLET
DWY	DRIVEWAY
GM	GAS METER
GW	GUY WIRE
LP	LIGHT POLE
PP	POWER POLE
S	SIGN
WM	WATER METER
—x—x—x—	FENCE

PROPOSED LAND USE:
FOR LAND DIVISION PURPOSES

SEWER NOTE:
PUBLIC SEWER EXISTS IN COLUMBUS AVENUE

WATER NOTE:
PUBLIC WATER EXISTS IN COLUMBUS AVENUE

PRIVATE EASEMENT NOTE:
NO PRIVATE EASEMENTS EXISTING ON SITE.

ZONING
R1-1-RIO (RIVER IMPLEMENTATION OVERLAY DISTRICT (RIO)

GENERAL PLANNING USE – LOW RESIDENTIAL

ENGINEER INFORMATION
KES TECHNOLOGIES
1 VENTURE STE 130
IRVINE, CA 92618
PHONE NO. 949-339-5331

FLOOD ZONE
THE SUBJECT PROPERTY LIES WITHIN THE COUNTY OF RIVERSIDE OF FLOOD INSURANCE RATE MAP PANEL NUMBER 06037C1645F, PANEL 1645 OF 2350, HAVING AN EFFECTIVE DATE OF 09/26/2008, IN LOS ANGELES COUNTY, CALIFORNIA. ZONE "X" AREA OF MINIMAL FLOOD HAZARD.

TOPOGRAPHY NOTE
TOPOGRAPHY AND CONTOURS SHOWN HEREON ARE BASED ON 1' CONTOUR INTERVALS FROM AERIAL PHOTOGRAMETRY.

ENCROACHMENT NOTE
NO VISIBLE ENCROACHMENTS

PARKING COUNT NOTE
NO PARKING

ADDRESS
6443 COLUMBUS AVENUE, LOS ANGELES, CA

PROPOSED LOTS
LOT 1: 5612 SF
LOT 2: 5612 SF
LOT 3: 7525 SF

PROPOSED EASEMENT NOTE:
EASEMENT FOR ACCESS TO BE PROVIDE FOR ALL LOTS

NORTH
GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

REVISIONS

NO	DATE	INITIAL	DESCRIPTION	APP	DATE

OWNER/DEVELOPER:
COLUMBUS LLC

PREPARED BY :
KES TECHNOLOGIES INC
CIVIL ENGINEERING
LAND PLANNING AND SURVEYING
1 VENTURE STE 130
IRVINE, CALIFORNIA 92618
PHONE (949) 339-5331
FAX (866) 426-2201

REGISTERED PROFESSIONAL ENGINEER ALI MONSHI-TALAB C67674 EXP. 06/30/2025 CIVIL STATE OF CALIFORNIA

ENGINEER [signature] RCE 67674
DATE 02/13/24
EXP. DATE 6-31-25

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SHEET 1 OF 1

SCALE: AS SHOWN | DRAWN BY: DSK | CHECKED BY: AM

CITY OF LOS ANGELES