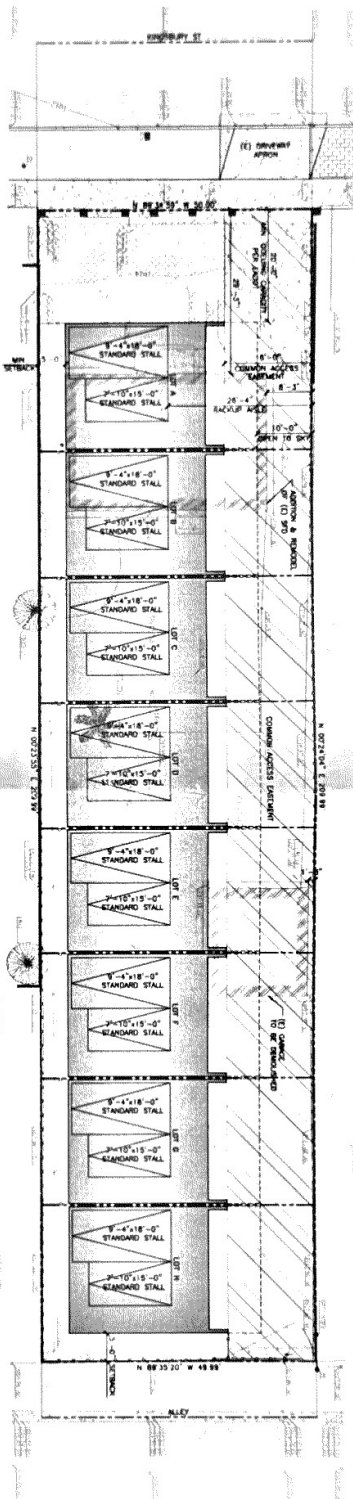


VESTING TENTATIVE TRACT MAP NO. 85028
FOR SB 684 PURPOSES

17719 KINGSBURY ST. GRANADA HILLS, CA 91344
ONE PARCEL TO EIGHT PARCELS (APN 2733-006-018)
TOTAL OF 8 SINGLE-FAMILY DWELLINGS WITH 16 PARKING SPACES

LEGAL DESCRIPTION
LOT 243 OF TRACT NO 8317, IN THE CITY
OF LOS ANGELES, COUNTY OF LOS
ANGELES, STATE OF CALIFORNIA, AS PER
MAP RECORDED IN BOOK 126, PAGES 37
THROUGH 39 INCLUSIVE OF MAPS, IN THE
OFFICE OF THE COUNTY RECORDER OF
SAID COUNTY.

ZONING
R2-1
OWNER/SUBDIVIDER
KINGSBURY ENTERPRISES LLC
17719 KINGSBURY ST
GRANADA HILLS, CA 91344
818-266-9099
CIVIL ENGINEER
PAGANA
G. PATRICK NAZARYAN - C97606
16133 VENTURA BLVD, SUITE 700
ENCINO, CA 91436
818-726-4005
NOTES
1. THERE IS NO HAZARDOUS MATERIAL ON THE PROPERTY.
2. THERE ARE NO PROTECTED TREES OR VEGETATION ON THE PROPERTY.
3. SEWER DISPOSAL BY UNDERGROUND SEWER SYSTEM.
4. ALL EXISTING TREES AND VEGETATION ON PRIVATE PROPERTY TO BE REMOVED.



VESTING TENTATIVE TRACT MAP
1/2" = 1'-0"

TENTATIVE APPROVAL

NO: VTT 85028
Approved without conditions
BY: *[Signature]* 10/6/25
Department of Building & Safety
Grading Division

SETBACK MATRIX					
LOT NO	LOT AREA (SF)	LOT COVERAGE	NORTH SETBACK	SOUTH SETBACK	WEST SETBACK
A	2,156.2	31%	3'	20'-0"	10'-0"
B	1,156.3	68%	3'	3'	5'-0"
C	1,156.3	68%	3'	3'	10'-0"
D	1,156.3	68%	3'	3'	10'-0"
E	1,156.3	68%	3'	3'	10'-0"
F	1,156.3	68%	3'	3'	10'-0"
G	1,156.3	68%	3'	3'	10'-0"
H	1,405.9	57%	5'-0"	3'	10'-0"
TOTAL	10,499.3	60.5%			

PAGANA
planning | architecture | engineering | construction
16133 Ventura Blvd, Suite 700, Encino, CA 91436
www.paganagroup.com | 818.726.4005

ALL NOTES, CONDITIONS, SPECIFICATIONS, AND REQUIREMENTS OF THE CITY OF LOS ANGELES, THE COUNTY OF LOS ANGELES, AND THE STATE OF CALIFORNIA, SHALL BE INCORPORATED INTO THIS TENTATIVE TRACT MAP. THE TENTATIVE TRACT MAP IS NOT A FINAL MAP AND SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF LOS ANGELES, THE COUNTY OF LOS ANGELES, AND THE STATE OF CALIFORNIA. THE TENTATIVE TRACT MAP IS NOT A FINAL MAP AND SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF LOS ANGELES, THE COUNTY OF LOS ANGELES, AND THE STATE OF CALIFORNIA.

PROJECT TITLE
KINGSBURY SUBDIVISION
PROJECT ADDRESS
17719 KINGSBURY ST
GRANADA HILLS, CA 91344

REV. NO.	DATE	ISSUED FOR

DESIGNED BY:
PATRICK N.
DRAWN BY:
PATRICK N.

PERMIT NUMBER: _____

SHEET TITLE:
VESTING TENTATIVE
TRACT MAP

SHEET NUMBER:
A1.30

PLOT DATE: 08/28/2024