



**10600 Helen Ave.**

**Shadow Hills, CA 91040**

**\$2,250,000**

**SELLER WILL CARRY 1<sup>ST</sup> TD**

**18.995 Acres (827,422 SF)**



**Brett Howard**

**Howard Realty Group Inc.**

**Broker: 01120327**

**(818) 355-6017**

**(818) 671-3103 Fax**

**[BHoward@HowardRealtyGroup.NET](mailto:BHoward@HowardRealtyGroup.NET)**

## Highlights

Property Name:	Helen Ave Land
Property Address:	10600 Helen Ave. Shadow Hills, CA 91040
APN:	2542-012-001
Lot Size:	18.995 Acres (827,422 SF) <b>ONLY \$2.71 PSF</b>
Zoning:	LAA1 (Use Code: Residential – Vacant Land)
Financing:	<b>SELLER WILL CARRY 1<sup>ST</sup> TD</b>

Approx 19.995 Acres (827,422 SF) Land on Helen Ave.in Shadow Hills, CA. Zoning is LAA1 (Use Code: Residential-Vacant Land). Currently has plans to build 7,500 SF Home with 360 Degree views with Infinity Pool / spa and Guest House with 5 car garage. Approx 15,000 Flat pad on top with ability to increase another Acre flat. Developer opportunity to build 10 Private Luxury Estates with fabulous views.







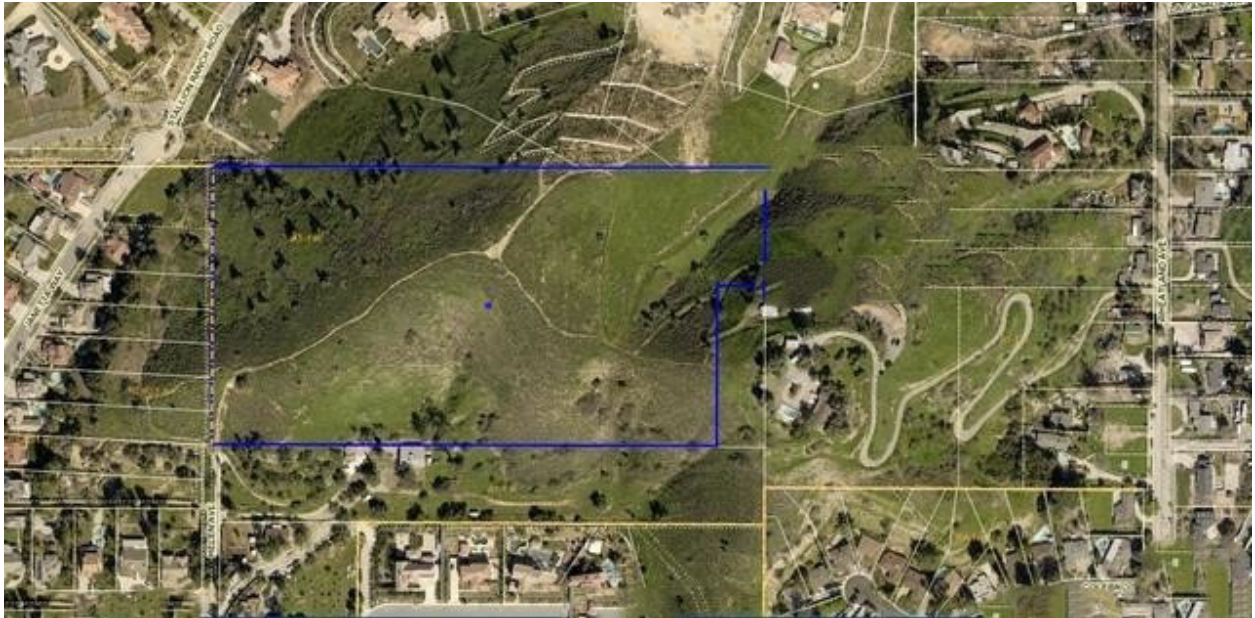
**HOWARD**  
Realty Group Inc.





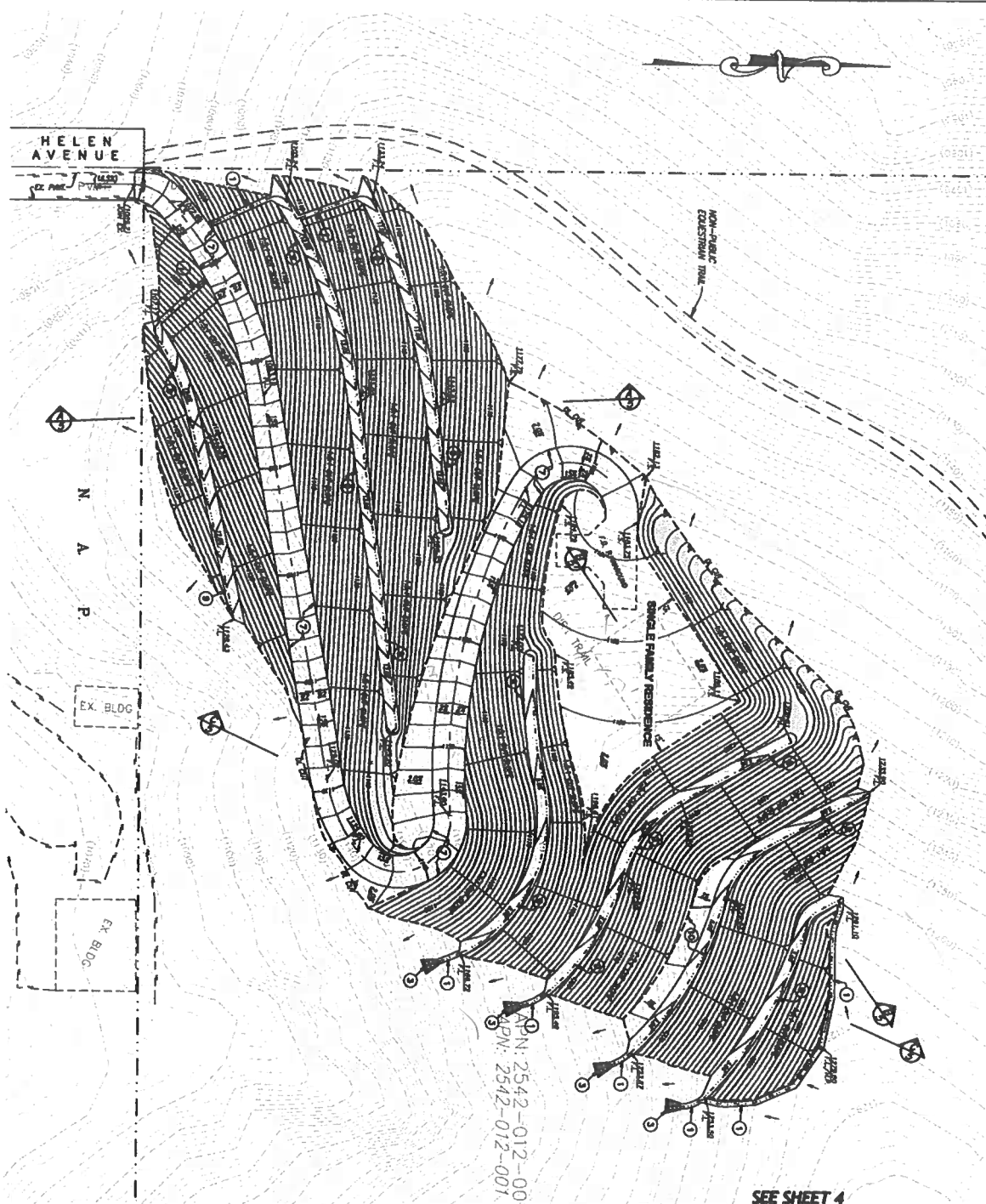


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Realty Group Inc.









**SEE SHEET 4**

**CONSTRUCTION NOTES**

- 1) CONSTRUCT *at* CONC. SMALL *up* RETAIL *to*, ON SHEET 2.
- 2) CONSTRUCT *between* RETAIL *up* RETAIL *to*, ON SHEET 2.
- 3) CONSTRUCT *near* *up* *up* *up* RETAIL *to*, ON SHEET 2.
- 4) CONSTRUCT *near* *up* *up* *up* RETAIL *to*, ON SHEET 2.
- 5) CONSTRUCT *full* *slow* *down* *up* RETAIL *to*, ON SHEET 2.
- 6) CONSTRUCT *at* *intermediate* *slow* *down* *up* RETAIL *to*, ON SHEET 2.
- 7) CONSTRUCT *at* *near* *down* *up* RETAIL *to*, ON SHEET 2.
- 8) CONSTRUCT *small* *half* *structure* *up* RETAIL *to*, ON SHEET 2.
- 9) CONSTRUCT *at* *near* CONC. *intermediate* *down* *up* RETAIL *to*, ON SHEET 2.
- 10) CONSTRUCT *at* *near* CONC. *intermediate* *down* *up* RETAIL *to*, ON SHEET 2.
- 11) CONSTRUCT *small* *half* *up* RETAIL *to*, ON SHEET 2.

FOR THE FURNISHED CEMENT FOR CONCRETE STRUCTURES



## ENGINEER'S STATEMENT

PREPARED UNDER THE DIRECTION OF

FOR POSTAGE, RCT 42889

05 FEB 2024  
DAY

## CRC Enterprises

27600 Bouquet Canyon Road Suite 200, Santa Clarita, CA 91350  
Telephone (661) 297-2336 email: [orc@ocal.rr.com](mailto:orc@ocal.rr.com)

Prepared for:

**BRAD KEEGAN**  
508 S. VICTORY BOULEVARD  
BURBANK, CA 91502

## GRADING PLAN

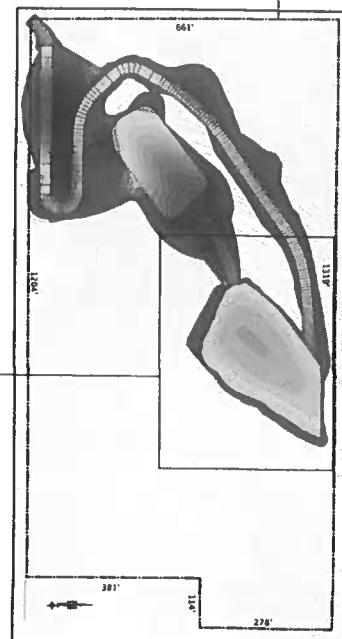
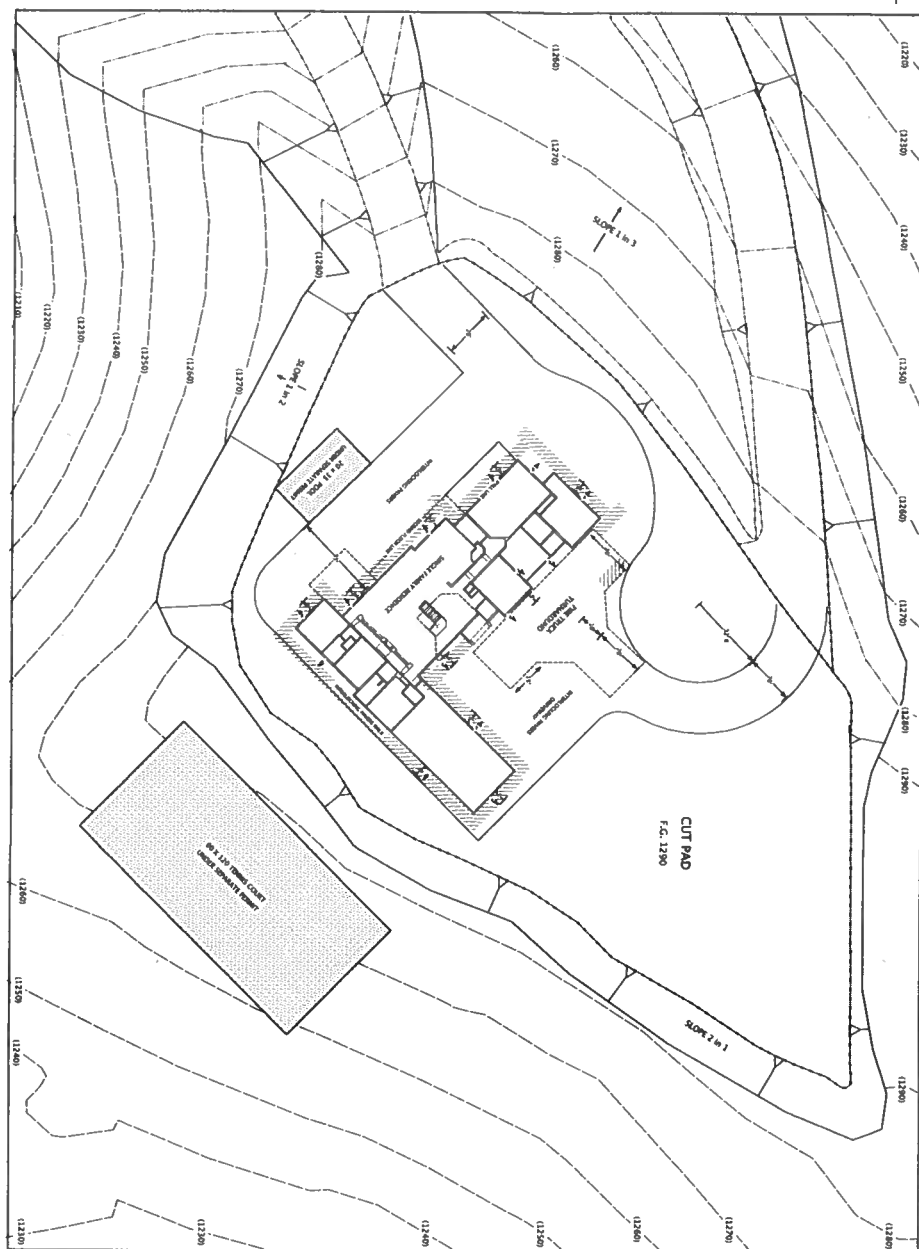
### PROPOSED IMPROVEMENTS

Sheet 3 of 7 Sheets

CRC 4032

Date	Population
1990	1,000,000
1991	1,010,000
1992	1,020,000
1993	1,030,000
1994	1,040,000
1995	1,050,000
1996	1,060,000
1997	1,070,000
1998	1,080,000
1999	1,090,000
2000	1,100,000
2001	1,110,000
2002	1,120,000
2003	1,130,000
2004	1,140,000
2005	1,150,000
2006	1,160,000
2007	1,170,000
2008	1,180,000
2009	1,190,000
2010	1,200,000
2011	1,210,000
2012	1,220,000
2013	1,230,000
2014	1,240,000
2015	1,250,000
2016	1,260,000
2017	1,270,000
2018	1,280,000
2019	1,290,000
2020	1,300,000

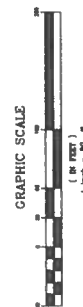
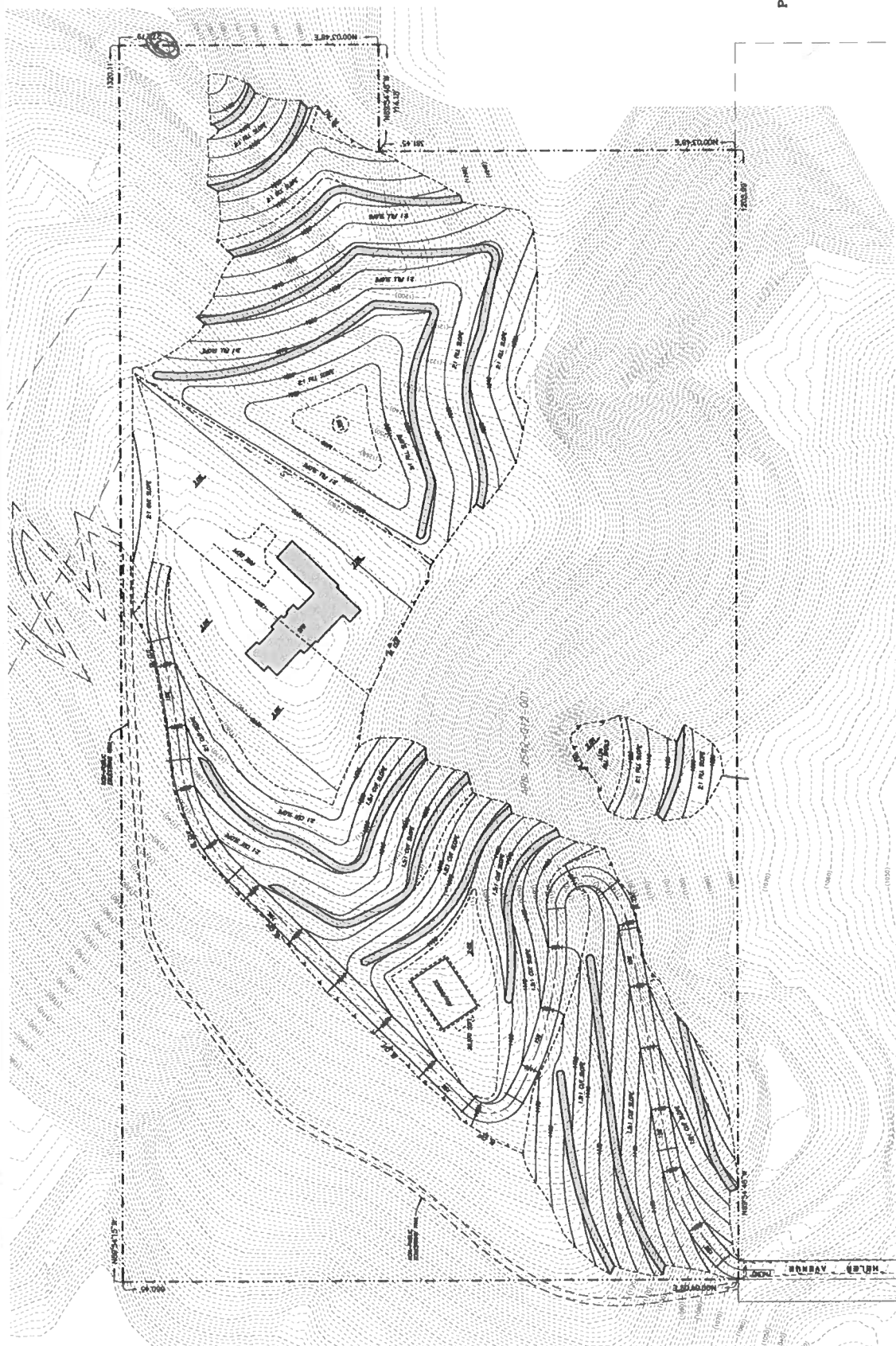


[illegible][illegible]

CONTRACT NUMBER		PROJECT NAME / OWNER NAME	
SR-1	GENERAL NOTES	SR-1	GENERAL NOTES
A-1	ROAD PLAN - 17' WIDE	A-1	ROAD PLAN - 17' WIDE
A-2	ROAD PLAN - 20' WIDE	A-2	ROAD PLAN - 20' WIDE
A-3	SECTION NOTES	A-3	SECTION NOTES
A-4	BRIDGING NOTES / DETAILS	A-4	BRIDGING NOTES / DETAILS
A-5	ROAD PLAN - 17' WIDE	A-5	ROAD PLAN - 17' WIDE
A-6	ROAD PLAN - 20' WIDE	A-6	ROAD PLAN - 20' WIDE
A-7	SECTION NOTES	A-7	SECTION NOTES
A-8	BRIDGING NOTES / DETAILS	A-8	BRIDGING NOTES / DETAILS
A-9	ROAD PLAN - 17' WIDE	A-9	ROAD PLAN - 17' WIDE
A-10	ROAD PLAN - 20' WIDE	A-10	ROAD PLAN - 20' WIDE
A-11	SECTION NOTES	A-11	SECTION NOTES
A-12	BRIDGING NOTES / DETAILS	A-12	BRIDGING NOTES / DETAILS
A-13	ROAD PLAN - 17' WIDE	A-13	ROAD PLAN - 17' WIDE
A-14	ROAD PLAN - 20' WIDE	A-14	ROAD PLAN - 20' WIDE
A-15	SECTION NOTES	A-15	SECTION NOTES
A-16	BRIDGING NOTES / DETAILS	A-16	BRIDGING NOTES / DETAILS
A-17	ROAD PLAN - 17' WIDE	A-17	ROAD PLAN - 17' WIDE
A-18	ROAD PLAN - 20' WIDE	A-18	ROAD PLAN - 20' WIDE
A-19	SECTION NOTES	A-19	SECTION NOTES
A-20	BRIDGING NOTES / DETAILS	A-20	BRIDGING NOTES / DETAILS
A-21	ROAD PLAN - 17' WIDE	A-21	ROAD PLAN - 17' WIDE
A-22	ROAD PLAN - 20' WIDE	A-22	ROAD PLAN - 20' WIDE
A-23	SECTION NOTES	A-23	SECTION NOTES
A-24	BRIDGING NOTES / DETAILS	A-24	BRIDGING NOTES / DETAILS
A-25	ROAD PLAN - 17' WIDE	A-25	ROAD PLAN - 17' WIDE
A-26	ROAD PLAN - 20' WIDE	A-26	ROAD PLAN - 20' WIDE
A-27	SECTION NOTES	A-27	SECTION NOTES
A-28	BRIDGING NOTES / DETAILS	A-28	BRIDGING NOTES / DETAILS
A-29	ROAD PLAN - 17' WIDE	A-29	ROAD PLAN - 17' WIDE
A-30	ROAD PLAN - 20' WIDE	A-30	ROAD PLAN - 20' WIDE
A-31	SECTION NOTES	A-31	SECTION NOTES
A-32	BRIDGING NOTES / DETAILS	A-32	BRIDGING NOTES / DETAILS
A-33	ROAD PLAN - 17' WIDE	A-33	ROAD PLAN - 17' WIDE
A-34	ROAD PLAN - 20' WIDE	A-34	ROAD PLAN - 20' WIDE
A-35	SECTION NOTES	A-35	SECTION NOTES
A-36	BRIDGING NOTES / DETAILS	A-36	BRIDGING NOTES / DETAILS
A-37	ROAD PLAN - 17' WIDE	A-37	ROAD PLAN - 17' WIDE
A-38	ROAD PLAN - 20' WIDE	A-38	ROAD PLAN - 20' WIDE
A-39	SECTION NOTES	A-39	SECTION NOTES
A-40	BRIDGING NOTES / DETAILS	A-40	BRIDGING NOTES / DETAILS
A-41	ROAD PLAN - 17' WIDE	A-41	ROAD PLAN - 17' WIDE
A-42	ROAD PLAN - 20' WIDE	A-42	ROAD PLAN - 20' WIDE
A-43	SECTION NOTES	A-43	SECTION NOTES
A-44	BRIDGING NOTES / DETAILS	A-44	BRIDGING NOTES / DETAILS
A-45	ROAD PLAN - 17' WIDE	A-45	ROAD PLAN - 17' WIDE
A-46	ROAD PLAN - 20' WIDE	A-46	ROAD PLAN - 20' WIDE
A-47	SECTION NOTES	A-47	SECTION NOTES
A-48	BRIDGING NOTES / DETAILS	A-48	BRIDGING NOTES / DETAILS
A-49	ROAD PLAN - 17' WIDE	A-49	ROAD PLAN - 17' WIDE
A-50	ROAD PLAN - 20' WIDE	A-50	ROAD PLAN - 20' WIDE
A-51	SECTION NOTES	A-51	SECTION NOTES
A-52	BRIDGING NOTES / DETAILS	A-52	BRIDGING NOTES / DETAILS
A-53	ROAD PLAN - 17' WIDE	A-53	ROAD PLAN - 17' WIDE
A-54	ROAD PLAN - 20' WIDE	A-54	ROAD PLAN - 20' WIDE
A-55	SECTION NOTES	A-55	SECTION NOTES
A-56	BRIDGING NOTES / DETAILS	A-56	BRIDGING NOTES / DETAILS
A-57	ROAD PLAN - 17' WIDE	A-57	ROAD PLAN - 17' WIDE
A-58	ROAD PLAN - 20' WIDE	A-58	ROAD PLAN - 20' WIDE
A-59	SECTION NOTES	A-59	SECTION NOTES
A-60	BRIDGING NOTES / DETAILS	A-60	BRIDGING NOTES / DETAILS
A-61	ROAD PLAN - 17' WIDE	A-61	ROAD PLAN - 17' WIDE
A-62	ROAD PLAN - 20' WIDE	A-62	ROAD PLAN - 20' WIDE
A-63	SECTION NOTES	A-63	SECTION NOTES
A-64	BRIDGING NOTES / DETAILS	A-64	BRIDGING NOTES / DETAILS
A-65	ROAD PLAN - 17' WIDE	A-65	ROAD PLAN - 17' WIDE
A-66	ROAD PLAN - 20' WIDE	A-66	ROAD PLAN - 20' WIDE
A-67	SECTION NOTES	A-67	SECTION NOTES
A-68	BRIDGING NOTES / DETAILS	A-68	BRIDGING NOTES / DETAILS
A-69	ROAD PLAN - 17' WIDE	A-69	ROAD PLAN - 17' WIDE
A-70	ROAD PLAN - 20' WIDE	A-70	ROAD PLAN - 20' WIDE
A-71	SECTION NOTES	A-71	SECTION NOTES
A-72	BRIDGING NOTES / DETAILS	A-72	BRIDGING NOTES / DETAILS
A-73	ROAD PLAN - 17' WIDE	A-73	ROAD PLAN - 17' WIDE
A-74	ROAD PLAN - 20' WIDE	A-74	ROAD PLAN - 20' WIDE
A-75	SECTION NOTES	A-75	SECTION NOTES
A-76	BRIDGING NOTES / DETAILS	A-76	BRIDGING NOTES / DETAILS
A-77	ROAD PLAN - 17' WIDE	A-77	ROAD PLAN - 17' WIDE
A-78	ROAD PLAN - 20' WIDE	A-78	ROAD PLAN - 20' WIDE
A-79	SECTION NOTES	A-79	SECTION NOTES
A-80	BRIDGING NOTES / DETAILS	A-80	BRIDGING NOTES / DETAILS
A-81	ROAD PLAN - 17' WIDE	A-81	ROAD PLAN - 17' WIDE
A-82	ROAD PLAN - 20' WIDE	A-82	ROAD PLAN - 20' WIDE
A-83	SECTION NOTES	A-83	SECTION NOTES
A-84	BRIDGING NOTES / DETAILS	A-84	BRIDGING NOTES / DETAILS
A-85	ROAD PLAN - 17' WIDE	A-85	ROAD PLAN - 17' WIDE
A-86	ROAD PLAN - 20' WIDE	A-86	ROAD PLAN - 20' WIDE
A-87	SECTION NOTES	A-87	SECTION NOTES
A-88	BRIDGING NOTES / DETAILS	A-88	BRIDGING NOTES / DETAILS
A-89	ROAD PLAN - 17' WIDE	A-89	ROAD PLAN - 17' WIDE
A-90	ROAD PLAN - 20' WIDE	A-90	ROAD PLAN - 20' WIDE
A-91	SECTION NOTES	A-91	SECTION NOTES
A-92	BRIDGING NOTES / DETAILS	A-92	BRIDGING NOTES / DETAILS
A-93	ROAD PLAN - 17' WIDE	A-93	ROAD PLAN - 17' WIDE
A-94	ROAD PLAN - 20' WIDE	A-94	ROAD PLAN - 20' WIDE
A-95	SECTION NOTES	A-95	SECTION NOTES
A-96	BRIDGING NOTES / DETAILS	A-96	BRIDGING NOTES / DETAILS
A-97	ROAD PLAN - 17' WIDE	A-97	ROAD PLAN - 17' WIDE
A-98	ROAD PLAN - 20' WIDE	A-98	ROAD PLAN - 20' WIDE
A-99	SECTION NOTES	A-99	SECTION NOTES
A-100	BRIDGING NOTES / DETAILS	A-100	BRIDGING NOTES / DETAILS
TOTAL PROJECT COST: \$1,200,000		TOTAL PROJECT COST: \$1,200,000	
TOTAL PROJECT REVENUE: \$1,200,000		TOTAL PROJECT REVENUE: \$1,200,000	
TOTAL PROJECT PROFIT: \$0		TOTAL PROJECT PROFIT: \$0	

**PRELIM EARTHWORK**

Current stratum: PRIMARY	
Site name = 4012	
Cut = 198,938 yards	
Fill = 4,927 yards	
Net = 52,455 yards CUT	
Current stratum: SM FILL PAID	
Site name = 4012	
Cut = 0 yards	
Fill = 4,927 yards	
Net = 4,927 yards FILL	
10-09-23	
TOTALS	
Cut = 198,938 yards	
Fill = 142,450 yards	
Net = 19,014 yards EXPORT	
	-15% SHORFALL (28,494)



**Shadow Hills** (originally **Hansen Heights**) is a neighborhood in the [Verdugo Mountains](#) and northeastern [San Fernando Valley](#), within the city of [Los Angeles, California](#).

## Geography

Shadow Hills is in the northwestern [Verdugo Mountains](#), near the western end of the [Crescenta Valley](#). It is north of the city of [Burbank](#) and southeast of the [Hansen Dam](#) Reservoir.

It is adjacent to the communities of [Lake View Terrace](#) to the north, [Sunland and Tujunga](#) to the east, [Sun Valley](#) to the south, and [Pacoima](#) to the west. The area is primarily [equestrian zoned](#), one of the last remaining such neighborhoods within the City of Los Angeles.

Shadow Hills is an acceptable city name for [ZIP Code](#) 91040, with Sunland the default city name assigned to 91040.

## Demographics

As of the 2000 census, Shadow Hills had a population of 3,739 people.<sup>[2]</sup> The racial breakdown was 79% Caucasian, 14% Latino, 3% Asian American, and 1% African American.<sup>[1]</sup>

In 2009, the [Los Angeles Times](#)'s "Mapping L.A." project supplied these Shadow Hills neighborhood statistics: population: 13,098; median household income: \$82,796.<sup>[1]</sup>

## History

The community began as **Hansen Heights** when it opened for a planned settlement at \$150 an [acre](#) in 1907. Its first publicity was an article in *The Los Angeles Record* which announced a "public land meeting" in the [Los Angeles Chamber of Commerce](#) Building "with [Stereoptican](#) Pictures." Further promotional "illustrated lectures" about these "little farms" were held nightly.

In 1927, "Butterfly Gardens" was a six-acre plot "in the hills a little way off the main traveled road" owned by Mr. and Mrs. Albert Carter which were seeded to [wildflowers](#) in the expectation of attracting and "raising" [butterflies](#).<sup>[7]</sup> In the same year Frank Kenniston owned a grocery in Hansen Heights and also "one of the largest bee [apiaries](#) in this part of the country." Kenniston noted that Hansen Street was still unpaved and that owners of large tracts were unwilling to subdivide, "thus retarding development."<sup>[8]</sup>

In 1946 the Shadow Hills Rodeo grounds were situated "on Wheatland Avenue in the Hansen Heights District of Roscoe," in a "beautiful setting with the green trees standing like guards."<sup>[9]</sup> The arena was at 9951 Wheatland Avenue,<sup>[10]</sup> a parcel that in 2021 was occupied by a six-bedroom, four-bath house.<sup>[11]</sup>

During the area's development, some homes were built on hilltops, reachable only "by narrow roads chewed out of the hillsides." In 1948, Los Angeles City Building and Safety Chief G.E. Morris raised ire when he ordered the property owners on Johanna Street south of Sunland Boulevard to "vacate and demolish" any structure because the roads were so narrow they could not be reached by fire engines. Boyd assured a deputation of angry owners and their families who visited him at [Los Angeles City Hall](#) that he would seek a compromise which would not work "undue hardship."<sup>[12]</sup> The area became known as "Dad's Canyon," which the city claimed was illegal because adequate police, fire, and sanitation could not be provided.<sup>[13]</sup>

In 1966, the *Valley Times* reported that "The 'town' – such as it is – includes one [market](#), a [hitching post](#) and a [beauty parlor](#)."<sup>[14]</sup>

## Renaming

Agitation to rename the area began in 1947 with a mass meeting in the Stonehurst School auditorium called by real estate broker John F. Willey "to discuss the possibility of securing a new post office and delivery district" for Shadow Hills.<sup>[15]</sup> A second rally featured a song called "Shadow Hills" by Starr von Fluss.<sup>[16][17]</sup>

Dorothy Neely, secretary-manager of the Roscoe Chamber of Commerce said that "Shadow Hills people don't like the name of Roscoe," they with others objecting to it as "unimaginative, not [euphonious](#), and not descriptive of the location or the present-day development of the area."<sup>[18]</sup>

The name change was approved by a vote taken among the four hundred members of the Hansen Heights Improvement Association, who also decided to change the name of their organization to Shadow Hills Civic Association. The officers were Stanley M. Love, president; Norwood Simmons, vice president; Mrs. Lee Payne, treasurer, and Ronald King, secretary.<sup>[19]</sup>

Shadow Hills did not receive a new post office, but the local address for 1,500 residents was changed from Roscoe to Sunland for properties between Johanna Street and Stonehurst Avenue.<sup>[18][20]</sup>

## Freeway off-ramp

In the 1960s a section of the [Foothill Freeway](#) was mapped from Sunland southwest through Lakeview Terrace to [Van Nuys Boulevard](#).<sup>[21]</sup> The Shadow Hills Property Owners Association fought against the freeway mainly because its members, mostly horse enthusiasts, feared their rural environment would be spoiled, particularly if a freeway bridge were built over the [Tujunga Wash](#).<sup>[22]</sup>

## Education

### Former

A Hansen Heights school district was formed in 1912, with M.W. Fuhrman as one of the [trustees](#) and E.D. Lamb as [clerk](#).<sup>[23]</sup>

## Current

By 1931, Hansen Heights School had become a part of the Los Angeles City school system. In June of that year it was announced that Hansen Heights stood "highest of any high or elementary school in the city of Los Angeles in [thrif](#)" because every child "has an account in the school savings bank." Evangeline Hymer was the [principal](#).<sup>[24]</sup> The school, at 9900 Wheatland Avenue,<sup>[25]</sup> was declared surplus in 1945 and the property put up for sale.<sup>[26]</sup>

The [Los Angeles Unified School District](#) (LAUSD) today serves Shadow Hills. Not one LAUSD school is inside of Shadow Hills. Students must travel outside of Shadow Hills to Sun Valley for Stonehurst Elementary School, Maclay Middle School in Pacoima, and Verdugo Hills High School in Tujunga.

[Village Christian School](#), a private K-12 school, is located in Shadow Hills.

## Attendance boundary, 1966

*Main article: [Sunland-Tujunga, Los Angeles & Shadow Hills boundary, 1966–1976](#)*

A 1966 plan to require Shadow Hills students to switch from the overcrowded and virtually all-white Mount Gleason Junior High School in Sunland to the more [diversified](#) Maclay Junior High in [Pacoima](#) was opposed by the Shadow Hills Homeowners Association. The Los Angeles school board approved the boundary switch in a 4–3 vote on July 14, 1966.<sup>[27]</sup>

## Government

### Representation

Shadow Hills is represented by:

- [Los Angeles City Council District 7](#), Council Member [Monica Rodriguez](#).<sup>[28]</sup>
- [Los Angeles County Board of Supervisors](#) District 5, Supervisor [Kathryn Barger](#)
- [California State Senate District 25](#), [Sasha Renée Pérez](#)<sup>[29]</sup>
- [California State Assembly District 44](#), [Nick Schultz](#)<sup>[29]</sup>
- [United States House of Representative District 30](#), [Laura Friedman](#)

### Public safety

- [Los Angeles Fire Department](#) Station 24 (Sunland/Shadow Hills) is in the area.<sup>[30]</sup>
- Los Angeles Fire Department Station 77 (Sun Valley/Shadow Hills/La Tuna Canyon) is in the area.<sup>[31]</sup>
- Shadow Hills is served by the [Los Angeles Police Department](#) Foothill Community Police Station.<sup>[32]</sup>