

Planning & Development Department
Scanning Cover Sheet

Case No Z-0147-90

APN 162-02-210-011

Location 1415 S Maryland Pkwy

Applicant Suelinda Hatfield Hill

Subject

Reclassification of property legally
described as Lot 11, Block 20, Huntridge
Subdivision, Tract 4.



THE HISTORY

DATE	MEETING	ACTION	INITIAL
1/10/90	PC	APP	OW
2/6/91	CC		
5/8/91		PERMITS SIGNED (ISSUED 3/17/92) B	AA
10/1/92		ALL COND MET FINAL CO ORD.	BA

PROPERTY OWNERS

PROTESTS:

APPROVALS:

1. _____	E. Hunter, 1400 Maryland Parkway
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
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14. _____	_____
15. _____	_____
16. _____	_____
17. _____	_____
18. _____	_____
19. _____	_____
20. _____	_____

FILE NO.: Z-147-90

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-147-90

MEETING: CITY PLANNING COMMISSION
DATE: JANUARY 10, 1991
TIME: 7:00 P.M.
LOCATION: ROOMS 201 AND 202
CASHMAN FIELD CENTER
805 LAS VEGAS BOULEVARD NORTH
LAS VEGAS, NEVADA
CHANGE FROM: R-1 (SINGLE FAMILY RESIDENCE)
TO: P-R (PROFESSIONAL OFFICES AND PARKING)

PROPOSED USE: PROFESSIONAL OFFICE

APPLICANT: SUELINDA HATFIELD HILL

PROPERTY LOCATION: 1415 S. MARYLAND PARKWAY

PROPERTY DESCRIPTION: LOT 11, BLOCK 20, HUNTRIDGE SUBDIVISION, TRACT 4

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

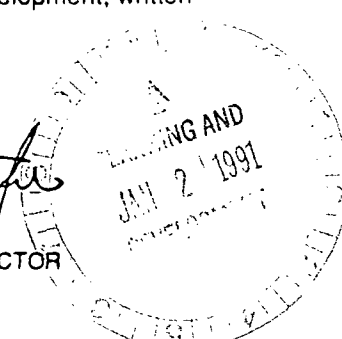


DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

A handwritten signature in cursive script, reading "Norman R. Standerfer".

NORMAN R STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE



*We approve the rezoning of this property
Mrs Earl Preston 1400 Maryland Parkway
En Hunter*

NORMAN AVE.									
1024	1029	1030	1036	1040	1044	1048	1052	1056	1058
☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
105	1029	1033	1037	1041	1047	1051	1057	1061	1065
☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

FRANKLIN AVE.									
1026	1030	1034	1038	1042	1048	1052	1058	1062	
☐	☐	☐	☐	☐	☐	☐	☐	☐	
1033	1037	1041	1045	1049	1053	1057	1061	1065	
☐	☐	☐	☐	☐	☐	☐	☐	☐	

WENGERT AVE.									
1012	1016	1020	1026	1030	1036	1040	1046	1052	
☐	☐	☐	☐	☐	☐	☐	☐	☐	
1037	1041	1047	1051	1057	1061	1067	1071	1077	
☐	☐	☐	☐	☐	☐	☐	☐	☐	

SWEENEY AVE.									
1036	1040	1046	1050	1056	1060	1066	1070	1076	
☐	☐	☐	☐	☐	☐	☐	☐	☐	
1037	1041	1047	1051	1057	1061	1067	1071	1077	
☐	☐	☐	☐	☐	☐	☐	☐	☐	

BRACKEN AVE.									
1036	1040	1046	1050	1056	1060	1066	1070	1076	
☐	☐	☐	☐	☐	☐	☐	☐	☐	
1037	1041	1047	1051	1057	1061	1067	1071	1077	
☐	☐	☐	☐	☐	☐	☐	☐	☐	

GRIFFITH AVE.									
1036	1040	1046	1050	1056	1060	1066	1070	1076	
☐	☐	☐	☐	☐	☐	☐	☐	☐	
1037	1041	1047	1051	1057	1061	1067	1071	1077	
☐	☐	☐	☐	☐	☐	☐	☐	☐	

OAKLEY BLVD.									
1036	1040	1046	1050	1056	1060	1066	1070	1076	
☐	☐	☐	☐	☐	☐	☐	☐	☐	
1037	1043	1047	1051	1055	1061	1067	1071	1077	
☐	☐	☐	☐	☐	☐	☐	☐	☐	

HOWARD AVE.									
1040	1044	1048	1050	1054	1060	1066	1070	1076	
☐	☐	☐	☐	☐	☐	☐	☐	☐	
1043	1047	1051	1055	1061	1067	1071	1077	1083	
☐	☐	☐	☐	☐	☐	☐	☐	☐	

HASSETT AVE.									
1040	1044	1048	1050	1054	1060	1066	1070	1076	
☐	☐	☐	☐	☐	☐	☐	☐	☐	
1043	1047	1051	1055	1061	1067	1071	1077	1083	
☐	☐	☐	☐	☐	☐	☐	☐	☐	

ELEVENTH ST.									
1301	1305	1309	1313	1317	1321	1325	1329	1333	1337
☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
1341	1345	1349	1353	1357	1361	1365	1369	1373	1377
☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

CHURCH									
1701	1705	1709	1713	1717	1721	1725	1729	1733	1737
☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
1741	1745	1749	1753	1757	1761	1765	1769	1773	1777
☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

PKWY.

MARYLAND

NORMAN AVE.									
1204	1208	1210	1214	1218	1222	1226	1230	1234	1238
☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
1245	1249	1253	1257	1261	1265	1269	1273	1277	1281
☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

FRANKLIN AVE.									
1300	1304	1310	1314	1318	1324	1330	1336	1342	1348
☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
1351	1355	1359	1363	1367	1371	1375	1379	1383	1387
☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

WENGERT AVE.									
1300	1304	1310	1314	1318	1324	1330	1336	1342	1348
☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
1351	1355	1359	1363	1367	1371	1375	1379	1383	1387
☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

SWEENEY AVE.									
1300	1304	1310	1314	1318	1324	1330	1336	1342	1348
☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
1351	1355	1359	1363	1367	1371	1375	1379	1383	1387
☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

BRACKEN AVE.									
1300	1304	1310	1314	1318	1324	1330	1336	1342	1348
☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
1351	1355	1359	1363	1367	1371	1375	1379	1383	1387
☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

GRIFFITH AVE.									
1300	1304	1310	1314	1318	1324	1330	1336	1342	1348
☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
1351	1355	1359	1363	1367	1371	1375	1379	1383	1387
☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

OAKLEY BLVD.									
1300	1304	1310	1314	1318	1324	1330	1336	1342	1348
☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
1351	1355	1359	1363	1367	1371	1375	1379	1383	1387
☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

CONVENT

RECTOR

BISHOP GORMAN HIGH SCHOOL

ST. J.

Z-147-90

511-50

Date 12/17/90
Page 1 of 1

Organization CITY OF LAS VEGAS Name ANDY REED

Department COMMUNITY DEVELOPMENT Phone 386-6301 Ext.

I. D. Code Z-147-90 Date to Be Completed _____

Remarks _____

1. Labels	XXX	No. of Sets	1
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2. Print Format: No Print (A)

Name, Address, Legal Description (G)

3. Selection by Tax District (List Tax Districts ...)

[illegible]

4. Selection by Partial Parcel Number; Parcel Bk (3 char.) Page (5 char.),
Partial Page (6 char.), Individual Parcel No. (9 char.)

Partial Page

Partial Page

Partial Page

Partial Page

Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr
3	2	1	3	2	1	3	2	1	3	2	1
050	14	1 006	050	15	2 011	050	23	1 001			
		018		↓	↓ 014			004			
		023		15	3 010			024			
	↓	↓ 035		↓	↓ 017		↓	↓ 026			
	14	3 005		22	2 016		23	2 001			
		017		↓	↓ 017		↓	↓ 002			
		022	↓	22	3 016	— END —					
↓	↓	↓ 033									

Assessor Approval _____ Billing No. _____

NORMAN										AVE.	
1204	1209	1200	1304	1310	1314	1320	1324	1400	1404		
PER											
1201								R-1			
1205	1211	1301	1305	1311	1315	1321	1325	1401	1407		

The map shows a section of Franklin Ave. with a grid of lots. The lots are numbered as follows:

- Top row (from left to right): 1200, 1300, 1304, 1310, 1314, 1320, 1324, 1400, 1406.
- Bottom row (from left to right): 1310, 1306, 1311, 1315, 1321, 1325, 1401, 1407.

A 'ST.' label is positioned vertically between the two rows of lot numbers. A 'R-1' zoning designation is located on the right side of the map, near the 1400 and 1401 lot numbers.

WENBERT AVE.

SWEENEY AVE.
 Z-147-90
 117
 153 R-1

[illegible]

23		18		THIRTEENTH		GRIFFITH		AVE.	
1800	1304	1310	1314	1320	1324	1403	1406		
1	2								
2	3								
3	4								
4	5								
5	6								
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8	9								
9	10								
10	11								
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61	62								
62	63								
63	64								

OAKLEY BLVD.

1212 1212 1300 1304 1310 1314 1320 1324 1328

CONCRETE

CIS

1329 R-1

ST. J

128

O

O

BISHOP GORMAN
HIGH SCHOOL

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-147-90

MEETING: CITY PLANNING COMMISSION
DATE: JANUARY 10, 1991
TIME: 7:00 P.M.
LOCATION: ROOMS 201 AND 202
CASHMAN FIELD CENTER
805 LAS VEGAS BOULEVARD NORTH
LAS VEGAS, NEVADA
CHANGE FROM: R-1 (SINGLE FAMILY RESIDENCE)
TO: P-R (PROFESSIONAL OFFICES AND PARKING)

PROPOSED USE: PROFESSIONAL OFFICE

APPLICANT: SUELINDA HATFIELD HILL

PROPERTY LOCATION: 1415 S. MARYLAND PARKWAY

PROPERTY DESCRIPTION: LOT 11, BLOCK 20, HUNTRIDGE SUBDIVISION, TRACT 4

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.



DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

A handwritten signature in black ink, appearing to read "Norman R. Standerfer", is written over the department name.

NORMAN R STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-147-90

MEETING: CITY PLANNING COMMISSION
DATE: JANUARY 10, 1991
TIME: 7:00 p.m.
LOCATION: Council Chambers, City Hall
400 East Stewart Avenue, Las Vegas, Nevada

CHANGE FROM: R-1 (SINGLE FAMILY RESIDENCE)
TO: P-R (PROFESSIONAL OFFICES AND PARKING)
PROPOSED USE: PROFESSIONAL OFFICES
APPLICANT: SUELINDA HATFIELD HILL

PROPERTY LOCATION: 1415 S. MARYLAND PARKWAY

PROPERTY DESCRIPTION: LOT 11, BLOCK 20, HUNTRIDGE SUBDIVISION, TRACT 4

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.



DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

A handwritten signature in cursive script, reading "Norman R. Standerfer".

NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

CHECKED: Initial & date

GENZER

WILLIAMS

SCHLEGEL

CA 12/18
WA 12/19
JLS 12-19

NO SIZE: < 1 ACRE

THIS FILE MUST BE RETURNED TO ELDA RAE BY 12/19/90.

MAIL NOTICE ON 12/20/90.

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

12/5/90

TO: BUILDING AND SAFETY - MIKE TRAASDAHL ✓
ELECTRICAL SERVICES - GEORGE FERRIS ✓
FIRE SERVICES - CHIEF JUDD ✓
PUBLIC WORKS - ED BYRGE ✓
LAND DEVELOPMENT - CHUCK TURK ✓
~~DOWNTOWN REDEV.~~ - ~~AND PERCELL~~

FROM:

NORMAN R. STANDERFER, DIRECTOR
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

SUBJECT:

ZONING RECLASSIFICATION: Z-147-90

APPLICANT: SUELINDA HATFIELD HILL

FROM: R-1 TO: P-R

COPIES TO:

This is concerning a request for reclassification on the following described property:

1415 SOUTH MARYLAND PARKWAY.

Parcel No.: 050-141-029

Proposed Use: PROFESSIONAL OFFICES WITH 5
PARKING SPACES WHERE 6 ARE
REQUIRED.

CITY PLANNING COMMISSION MEETING:

1/10/91

Your remarks regarding this application should be received two weeks prior to the meeting

NRS:erh

Attachment: (Plot Plan)

*** FOR DEPARTMENT USE ONLY ***

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME SUELINDA HATFIELD HILL
REP'S NAME ERROL HILL
ADDRESS 1511 MARYLAND PARKWAY
LAS VEGAS, NV 89104
PHONE 385-2723

AGENT: NAME -
REP'S NAME -
ADDRESS -
PHONE -

APPLICATION TYPE:

☒ REZONING ☐ PLOT PLAN REVIEW ☐ VARIANCE ☐ USE PERMIT

☐ QTA ☐ OTHER -

☒ PUBLIC HEARING: IF YES, LEGAL LOT 11, BLOCK 29, HUNTRIDGE SUB TRACT 4

ZONING: EXISTING R-1 PROPOSED P-R

LAND USE: EXISTING S.F.D.

PROPOSED PROFESSIONAL OFFICES (ARCHITECTS) WITH FIVE PARKING

PAST ACTIONS: CASE NO. - ACTION - DATE - SPACES WHERE SIX ARE REQ'D.

CASE NO. - ACTION - DATE -

CASE NO. - ACTION - DATE -

DISTRICT MAP NO. R-2-3 ASSESSOR'S PARCEL NO. 050-141-029

GENERAL LOCATION: 1415 S. MARYLAND PARKWAY

FLOOD ZONE "A": YES - NO ✓

IN DOWNTOWN REDEVELOPMENT AREA?: YES - NO ✓

SPECIAL NOTICE REQUIRED?: YES - NO ✓

IF YES: -

CHECKED BY: (P) DATE 12/5/90

GENERAL RECEIPT NO. 103392 CASE NO. 2-147-90

PC DATE: 1/10/91 BZA DATE: -



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION FOR ZONING RECLASSIFICATION OF PROPERTY

Pursuant to Chapter 19.92, Title 19, of the Las Vegas City Code, as amended, the under-
signed owner(s) of record of the property hereinafter described, hereby present(s) this
application requesting that certain property be reclassified from the R-1
Use District to a P-R Use District, as
established by Chapter 19.06, Title 19, of the Las Vegas City Code, as amended. Also
accompanying this application is the prescribed fee of \$ 200⁰⁰.

The property hereinbefore referred to, and in relation to which said changes are hereby
applied for, is legally described as follows, to wit:

LOT 11, BLOCK 20 OF HUNTERIDGE SUBDIVISION TRACT
4 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 2
OF PLATS, PAGE 55 IN THE OFFICE OF THE COUNTY
RECORDER, CLARK CO., NV.

Assessor's Parcel Number: 050-141-029

OWNER'S AFFIDAVIT

(owner shall mean owner(s) of record only)

STATE OF NEVADA)
COUNTY OF CLARK)

(I, SUELINDA HILL
(please print or type)

the undersigned, being duly sworn, depose and say that (I am, ~~owner~~) the (owner, ~~owner~~) of record
of the property involved in this application, that the information on the attached map and all plans,
drawings, and sketches attached hereto and all statements and answers contained herein are in
all respects true and correct to the best of (my, ~~our~~) knowledge and belief.

(SIGNATURE)

PHONE NUMBER

SIGNATURE OF OWNER OF RECORD

PHONE NUMBER

MAILING ADDRESS

CITY STATE ZIP

MAILING ADDRESS

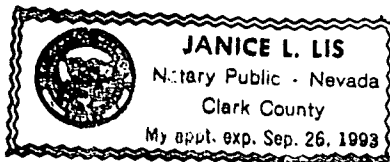
CITY STATE ZIP

Subscribed and sworn to before me this 5th day of DEC., 1990.

Notary Public in and for said County and State.

My Commission Expires

(Seal)



****FOR DEPARTMENT USE ONLY****

This is to certify that the foregoing has been inspected by me and was filed with the office of the Secretary
of the Planning Commission in accordance with the provisions of Chapter 19.92, Title 19, of the Las Vegas
City Code.

Filing Fee: \$ 200.00

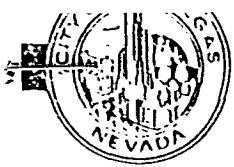
Receipt No.: 103392

Case No. 2-147-90

Meeting Date 1/10/91-PC

Received by: (P)

Date: 12/5/90



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

SUBMITTAL REQUIREMENTS FOR APPLICATIONS REQUIRING SITE PLANS

- ☒ Rezoning
☒ Plot Plan/Evaluation/Aesthetic Review
☐ Variances/Special Use Permits

ITEMS
COMPLETED

Compliance with the items listed below shall be required to provide adequate submittal information for review. Staff shall determine if additional information is needed based on the nature and complexity of the proposal. If the application requires more than one type of land use (commercial, single family, multi-family, etc.) each must be clearly identified and all applicable data (uses, parking, acreage, etc) must be separately delineated for each use. *An appointment for submittal of this information is highly recommended.*

☐

I. Eight (8) copies of the plot plan, two (2) copies of architectural elevations and two (2) copies of floor plans shall be prepared on 24 x 36 inch sheets in a professional manner displaying reasonable clarity in detail and shall contain all of the following:

☐

A. Date of preparation and all dates of revision.

☐

B. North arrow and scale (the scale chosen should utilize the full size of the sheet).

☐

C. Name, address and phone number of owner, developer and person who prepared the map.

☐

D. Statement of the present use and the proposed use of the property.

☐

E. A precise legal description of the property involved in this application and the number and street name.

☐

F. A general vicinity map of the area to be developed showing its relationship to existing streets and/or main thoroughfares (to be included on the plot plan sheet or on an individual sheet 8 1/2 x 14 inches).

☐

G. Property boundaries:

- (1) Define property boundaries with heavy broken line.
(2) Indicate distance to nearest cross street(s).
(3) Identify and label adjoining land uses.

☐

H. Total net and gross acreage (or square footage, if less than two (2) acres.)

☐

I. Building Footprints:

- (1) Show location and outline to scale of each proposed building or structure above ground.
(2) Clearly dimensioned, indicating setback lines to adjacent structures, property lines, parking areas, etc.

☐

J. Parking: All parking, roads and drive areas to be clearly dimensioned and to indicate number of parking spaces, covered and uncovered parking, and points of ingress and egress.

☐

K. Easements: The width and approximate location of all existing or proposed easements or rights-of-way, whether for public or private roads, drainage, sewers, or flood control purposes.

☐

L. Existing Structures:

- (1) Indicate all locations of structures not to be removed and show all dimensions to proposed lot lines.
(2) Show location and size of any existing or proposed fences, walls, etc.

☐

M. Size and location of all existing and proposed on-premises signage.

☐

—OVER—

N. Architectural Information:

- (1) For new structures, elevations are required for each side of all proposed buildings without landscaping (additional elevations including landscaping may be submitted but are not required). Where only existing structures are involved, and no exterior modifications are proposed, one set of photographs, clearly depicting the entire property, may be substituted for the elevation drawings.
- (2) For both existing and proposed structures the type of exterior construction and roofing materials shall be identified.
- (3) Typical floor plans for each floor.

O. Landscape Layout:

- (1) Indicate areas to be landscaped, fully dimensioned

P. Anticipated number of Employees.

II. An application form and/or other required documents are to be submitted to:

City of Las Vegas
Department of Community Planning and Development
400 East Stewart Avenue
Las Vegas, Nevada 89101 Phone: (702) 386-6301

and shall include the following:

- A. A copy of deed submitted for verification of ownership.
- B. Required fees.
- C. Any other information as may be required by the Department of Community Planning and Development to allow appropriate review of this request.

D. Drawing Submittals:

- (1) Plot Plan: Folded to 8 1/2" x 14" (7 copies),
Rolled (1 copy).
- (2) Elevations: Folded to 8 1/2" x 14" (1 copy),
Rolled (1 copy).
- (3) Floor Plans: Folded to 8 1/2" x 14" (2 copies).
Required for all apartments, condominiums, townhouses,
commercial uses, and all other projects as required by
the Dept. of Community Planning and Development.

*** FOR DEPARTMENT USE ONLY ***

THE ABOVE PLOT PLAN HAS BEEN REVIEWED AND HAS BEEN FOUND:

☐ COMPLETE ☐ NOT COMPLETE

ADDITIONAL COMMENTS BY STAFF (Note incomplete items):

THE APPLICANT IS AWARE OF DEFICIENCIES AND/OR OTHER REQUIRED ACTIONS NEEDED TO COMPLETE THIS SUBMITTAL WHICH COULD RESULT IN HOLDING THIS ITEM IN ABYSSANCE.

APPLICANT WILL CORRECT DEFICIENCIES AND SUBMIT ADDITIONAL DATA AND/OR DOCUMENTS BY _____ (Date)

(Applicant's Signature) _____ (Date)

(Owner of Record) _____ (Date)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That SIRIUS PROPERTIES,
a Nevada Partnership

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey to SUELINDA HATFIELD HILL

all that real property situated in the ***** County of Clark

State of Nevada, bounded and described as follows:

Lot Eleven (11) in Block Twenty (20) of HUNTRIDGE SUBDIVISION TRACT
4, as shown by map thereof on file in Book 2 of Plats, Page 55 in the
Office of the County Recorder, Clark County, Nevada.

COPY

SUBJECT TO:

- (1) Taxes for the fiscal year 1989-90, not delinquent;
- (2) Restrictions, Conditions, Reservations, Rights,
Rights Of Way and Easements now of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness its hand this 14th day of March, 19 90

STATE OF NEVADA } SS.
COUNTY OF Clark

SIRIUS PROPERTIES, a Nevada Partnership

By: Steven Kalb
its; partner

Steven Kalb, its partner

On March 14, 1990

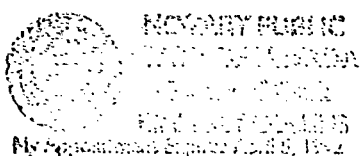
Before me, a Notary Public, personally appeared

Steven Kalb

personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person whose name is
subscribed to this instrument and acknowledged that he
(she or they) executed it.

Signature Kimberly Collins
(Notary Public)

(Notarial Seal)



ESCROW NO: 90-03-0526 JM

RETURN TO:
NEVADA TITLE CO.

MAIL TAX STATEMENTS TO: Suelinda Hatfield
Hill, 1511 Maryland Parkway
Las Vegas, Nevada, 89104

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
NEVADA TITLE CO

04-24-90 08:00 PRI 1
BOOK: 900424 INST: 00213

FEE: 5.00 RPTT: 82.50

DEED
CONFORMED COPY HAS NOT BEEN COMPARED TO THE ORIGINAL



ERROL HILL
ARCHITECT. LTD

3 December 1990

Department of Community Planning
and Development
CITY OF LAS VEGAS
401 Stewart
Las Vegas, NV 89101

Gentlemen:

This letter is a request for reduced parking requirements for our application of rezoning 1415 Maryland Parkway from R-1 to PR.

These premises will be used exclusively by this architectural firm. I would like you to be aware that this firm has been in business at 1511 Maryland Pkwy (three doors south) for the last 18 years. The firm consists of the principal and his wife (the secretary) and 2 draftspersons. Hence we feel that our employee parking load is generally three (Mr. and Mrs. Hill normally take 1 car to work) which leaves 2 spaces for clients. Being a small firm, our client volume is low and it is a rare occasion to have more than 1 client space occupied at any time. I am sure you are aware, but I would like to mention at this time that there is on street parking on both sides of Maryland Parkway which we feel would more than adequately relieve any short term additional parking requirements we may have.

Our present office has the same five parking places as are required on the application and we have never felt that the situation has been inconvenient.

Sincerely,

Suelinda Hill

Errol Hill

ERROL HILL
ARCHITECT, LTD

3 December 1990

Department of Community Planning
and Development
CITY OF LAS VEGAS
401 Stewart
Las Vegas, NV 89101

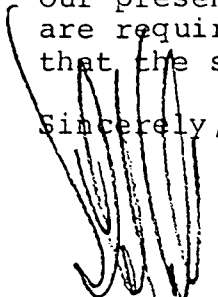
Gentlemen:

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Our present office has the same five parking places as are required on the application and we have never felt that the situation has been inconvenient.

Sincerely,


Suelinda Hill



Errol Hill



3 December 1990

Department of Community Planning
and Development
CITY OF LAS VEGAS
401 Stewart
Las Vegas, NV 89101

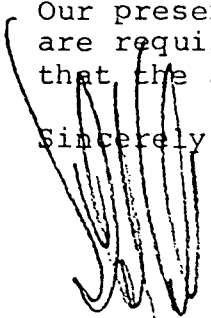
Gentlemen:

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These premises will be used exclusively by this architectural firm. I would like you to be aware that this firm has been in business at 1511 Maryland Pkwy (three doors south) for the last 18 years. The firm consists of the principal and his wife (the secretary) and 2 draftspersons. Hence we feel that our employee parking load is generally three (Mr. and Mrs. Hill normally take 1 car to work) which leaves 2 spaces for clients. Being a small firm, our client volume is low and it is a rare occasion to have more than 1 client space occupied at any time. I am sure you are aware, but I would like to mention at this time that there is on street parking on both sides of Maryland Parkway which we feel would more than adequately relieve any short term additional parking requirements we may have.

Our present office has the same five parking places as are required on the application and we have never felt that the situation has been inconvenient.

Sincerely,


Suelinda Hill



Errol Hill

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RESOLUTION OF INTENT TO RECLASSIFY
REAL PROPERTY

WHEREAS, LVMC 19.92.120 provides for an intention of rezoning in the public interest; and

WHEREAS, the City Council of the City of Las Vegas, Nevada, deems it appropriate and in the best interest of the public health, safety, welfare and convenience that an intention to rezone be indicated, so long as certain conditions and stipulations are complied with; and

WHEREAS, this intention to reclassify real property shall become final, and rezoning shall be consummated upon the particular property, when the owner has completed the specific building program in compliance with the conditions thereof.

NOW, THEREFORE, be it resolved by the City Council of the City of Las Vegas, Nevada, at a regular meeting thereof held on the date hereinafter subscribed, that the following parcel of real property shall be rezoned as follows at the time of completion of said purpose of rezoning and the conditions attached hereto.

Z-147-90 From R-1 to P-R

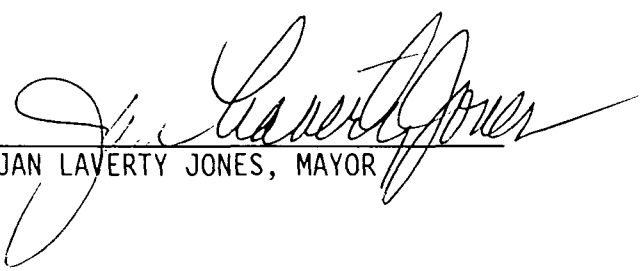
Legally described as Lot 11 of Block 20 of Huntridge Subdivision Tract 4.

Subject to:

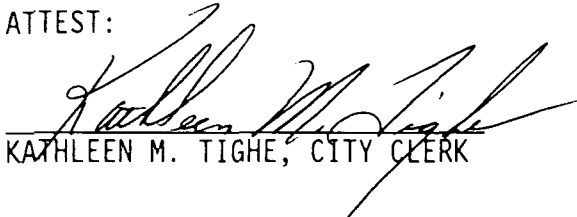
1. Provide five legal parking spaces for the use with the sixth space allowed in tandem.
2. Install a minimum of two 24 inch box trees with shrubs and ground cover in the street frontage planter as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
3. Construct a minimum six foot high block wall on the north and east property lines as required by the Department of Community Planning and Development.
4. Conformance to the plot plan as amended by the above conditions.
5. Conformance to the building elevations.
6. Resolution of Intent with a twelve month time limit.
7. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
10. Satisfaction of City Code requirements and design standards of all City departments.
11. Approval of the parking and driveway plans by the Traffic Engineer.
12. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.

13. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.
14. Provision of fire hydrants and water flow as required by the Department of Fire Services.
15. The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Department of Community Planning and Development.

PASSED, ADOPTED AND APPROVED this 6th day of February, 1991.


JAN LAVERTY JONES, MAYOR

ATTEST:


KATHLEEN M. TIGHE, CITY CLERK

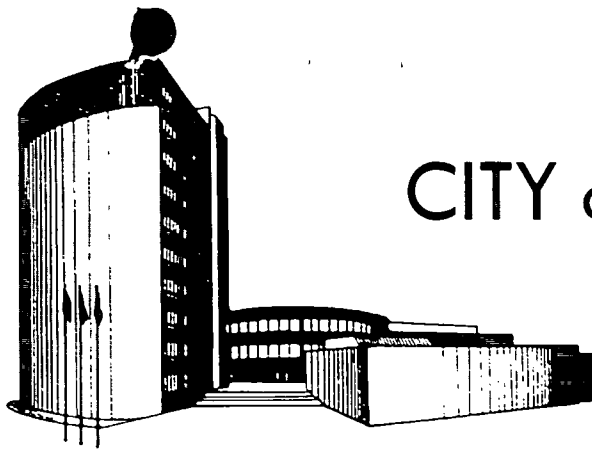
April 21, 1992
Date Prepared

Z-147-90

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

March 4, 1991

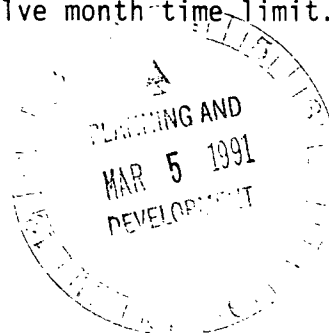
Errol and Suelinda Hatfield Hill
1511 Maryland Parkway
Las Vegas, Nevada 89104

RE: Z-147-90 - ZONE CHANGE

Dear Mr. and Mrs. Hill:

The City Council at a regular meeting held February 6, 1991 APPROVED the request for reclassification of property located at 1415 S. Maryland Parkway, from: R-1 (Single Family Residence), to: P-R (Professional Offices and Parking), proposed use: Professional Office, subject to:

1. Provide five legal parking spaces for the use with the sixth space allowed in tandem.
2. Install a minimum of two 24 inch box trees with shrubs and ground cover in the street frontage planter as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
3. Construct a minimum six foot high block wall on the north and east property lines as required by the Department of Community Planning and Development.
4. Conformance to the plot plan as amended by the above conditions.
5. Conformance to the building elevations.
6. Resolution of Intent with a twelve month time limit.



Errol and Suelinda Hatfield Hill
March 4, 1991
RE: Z-147-90 - ZONE CHANGE
Page 2.

7. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
10. Satisfaction of City Code requirements and design standards of all City departments.
11. Approval of the parking and driveway plans by the Traffic Engineer.
12. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
13. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.
14. Provision of fire hydrants and water flow as required by the Department of Fire Services.
15. The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Department of Community Planning and Development.

Sincerely,


KATHLEEN M. TIGHE
City Clerk

KMT:cmp

cc: Dept. of Community Planning & Development
Dept. of Public Works
Dept. of Fire Services
Dept. of Building & Safety
Land Development Services



ERROL HILL
ARCHITECT, LTD

July 18, 1991

Mr. Bob Ginzer
Community Planning
CITY OF LAS VEGAS
400 E Stewart
Las Vegas, NV 89101

A
PLANNING AND
JUL 18 1991
DEVELOPMENT

Re: Z-147-90

Dear Bob,

Regarding the above referenced zone change, subsequent investigation of the existing structure revealed some serious structural deterioration. It would, therefore, be to my benefit to demolish the existing structure and build a new one at the 1415 Maryland Parkway site.

One advantage of the new construction is that I am able to provide the six parking spaces per zoning requirements.

Hopefully, you can determine that this is substantially similar to the original submission and you will be able to approve this at staff level.

I would appreciate your earliest response.

Sincerely,

Errol Hill, AIA

REVISE PLAN
APPROVED 7/25/91.
PLOT PLAN REVIEW
NOT REQUIRED.
✓

AGENDA*City of Las Vegas*CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page 72

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)

1532

J. ZONE CHANGE - PUBLIC HEARING2. Z-147-90 - Suelinda Hatfield
Hill

Request for reclassification of
property located at 1415 S.
Maryland Parkway.

From: R-1 (Single Family
Residence)

To: P-R (Professional
Offices and
Parking)

Proposed Use: PROFESSIONAL OFFICE

Planning Commission unanimously
recommended (5-0 vote) APPROVAL,
subject to:

1. Provide five legal parking
spaces for the use with the
sixth space allowed in tandem.
2. Install a minimum of two 24
inch box trees with shrubs and
ground cover in the street
frontage planter as required
by the Department of Community
Planning and Development. The
use of drought tolerant
landscaping is encouraged.
3. Construct a minimum six foot
high block wall on the north
and east property lines as
required by the Department of
Community Planning and
Development.
4. Conformance to the plot plan
as amended by the above
conditions.
5. Conformance to the building
elevations.
6. Standard conditions 1, 3-9, 11
and 12.

Staff Recommendation: APPROVAL

PROTESTS: 0

NOLEN - APPROVED as recommended subject
to the conditions

UNANIMOUS

Clerk to Notify and Planning to Proceed

There was no discussion.

No one appeared in opposition.



ERROL HILL
ARCHITECT, LTD

January 28, 1991

Mr. Bob Genzer
Principal Planner
CITY OF LAS VEGAS
400 E Stewart Ave.
Las Vegas, NV 89101

RE: Z-147-90 - Zoning Reclassification

Dear Bob,

As per our discussion this week, I would like to slightly modify the site plan for my new office to be located at 1415 Maryland Parkway.

The total area of the structure is slightly less but a portion of the addition has been extended to the east so that the set back from the rear is 19'-3" which is well within the required rear set back of 15'-0".

The rear set back of the covered parking remains 18'-3" as previously shown.

Hopefully, as per our discussion, this revision can be handled by staff action.

I would appreciate your response at your earliest convenience.

Sincerely,

Errol Hill, AIA
President

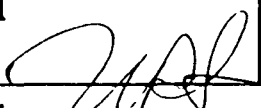
REVISED PLAN
APPROVED 2/12
R. G.

FEBRUARY 6, 1991

AGENDA DOCUMENTATION

Date: _____

TO:
The City Council

FROM:  NORMAN R. STANDERFER, DIRECTOR
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

SUBJECT: ITEM X.J.2. - ZONE CHANGE - PUBLIC HEARING - Z-147-90 - Suelinda Hatfield
Hill

PURPOSE/BACKGROUND

This is a request to reclassify a single family dwelling from R-1 to P-R for a 1,693 square foot architect's office. Elevations indicate stucco exteriors with a flat roof line.

There is R-1 zoning to the north, east and south. To the west is an office in a P-R zone.

Landscape planters will be provided along Maryland Parkway and a new six foot high block wall is indicated on the north, east and south property lines. Access is from Maryland Parkway.

At the Planning Commission meeting, staff recommended approval of the request. The Planning Commission felt the request was appropriate and recommended approval of the application subject to providing five parking spaces.

General Plan Conformance: Yes. Conforms with the service commercial/office land use proposed on the General Plan.

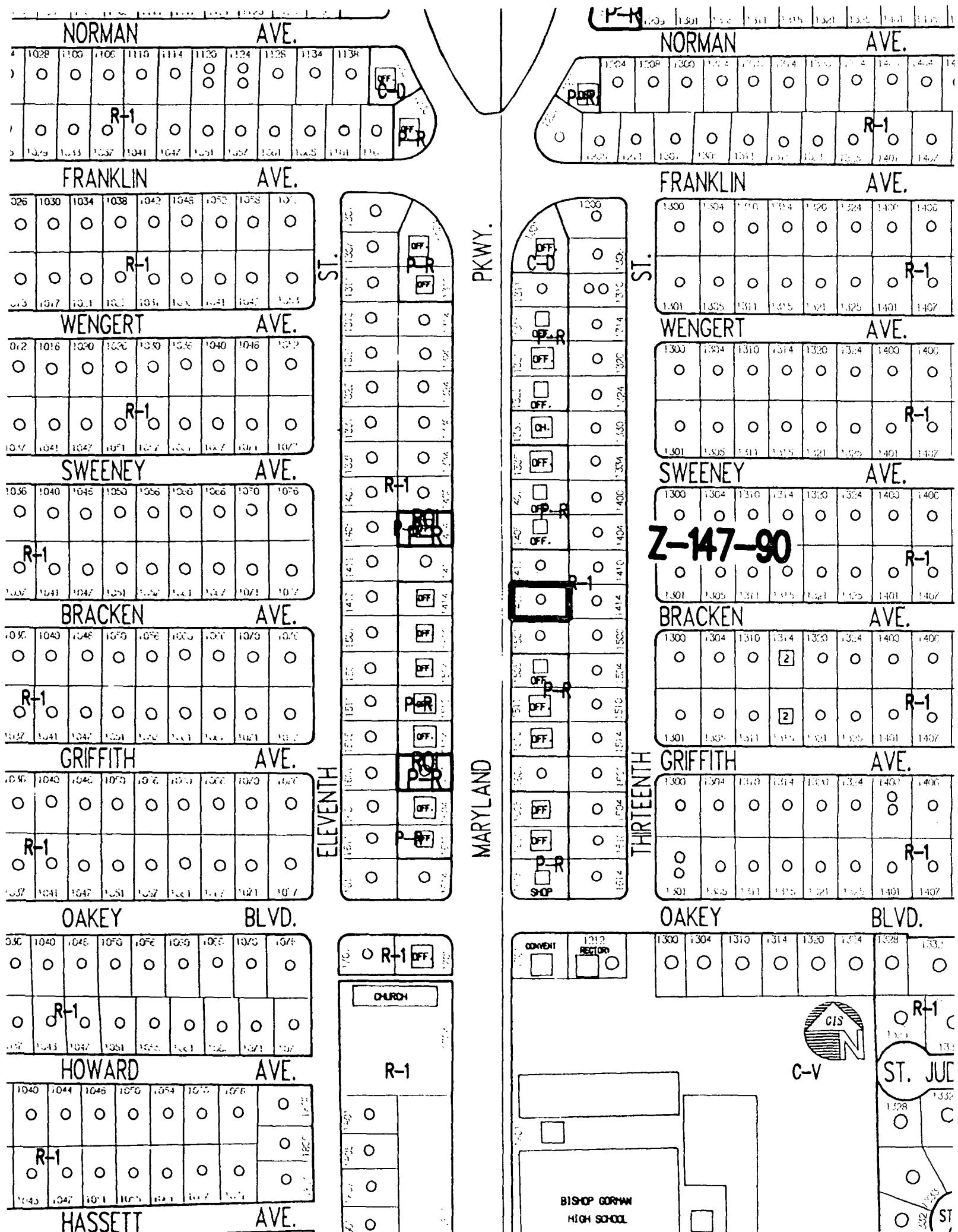
Planning Commission Recommendation: APPROVAL (5-0 vote)

Staff Recommendation: APPROVAL

PROTESTS: 0

SEE ATTACHED LOCATION MAP

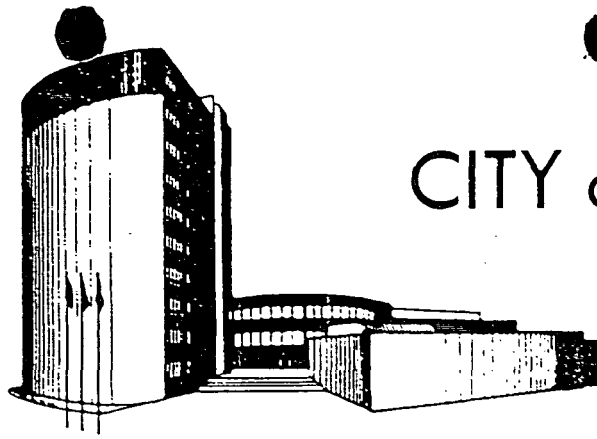
CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 6, 1991



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

January 18, 1991

Errol and Suelinda Hatfield Hill
1511 Maryland Parkway
Las Vegas, Nevada 89104

RE: Z-147-90 - ZONING RECLASSIFICATION

Dear Mr. and Mrs. Hill:

Your request for reclassification of property located at 1415 S. Maryland Parkway, from R-1 Zone to P-R Zone, was considered by the Planning Commission on January 10, 1991.

The Planning Commission unanimously voted to recommend APPROVAL, subject to the following:

1. Provide five legal parking spaces for the use with the sixth space allowed in tandem.
2. Install a minimum of two 24 inch box trees with shrubs and ground cover in the street frontage planter as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
3. Construct a minimum six foot high block wall on the north and east property lines as required by the Department of Community Planning and Development.
4. Conformance to the plot plan as amended by the above conditions.
5. Conformance to the building elevations.
6. Resolution of Intent with a twelve month time limit.
7. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.

- Continued -



TO: Errol and Suelinda Hatfield Hill
RE: Z-147-90 - Zoning Reclassification

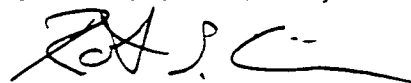
January 18, 1991
Page Two

8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy, whichever occurs first.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
10. Satisfaction of City Code requirements and design standards of all City departments.
11. Approval of the parking and driveway plans by the Traffic Engineer.
12. Repair of any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
13. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.
14. Provision of fire hydrants and water flow as required by the Department of Fire Services.
15. The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Department of Community Planning and Development.

This item will be considered by the City Council on February 6, 1991, at 2:00 P.M. in the Cashman Theater, Cashman Field Center, 850 Las Vegas Boulevard North, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
NORMAN R. STANDERFER, DIRECTOR



ROBERT S. GENZER, PRINCIPAL PLANNER
CURRENT PLANNING DIVISION

RSG:erh

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

44. Z-147-90

Applicant: SUELINDA HATFIELD HILL
Application: Zoning Reclassification
From: R-1
To: P-R
Location: 1415 South Maryland
Parkway
Proposed Use: Professional Office

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. Provide six parking spaces for the use as required by the Zoning Ordinance.
2. Install a minimum of two 24 inch box trees with shrubs and ground cover in the street frontage planter as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
3. Construct a minimum six foot high block wall on the east property line as required by the Department of Community Planning and Development.
4. Conformance to the plot plan as amended by the above conditions.
5. Conformance to the building elevations.
6. Standard Conditions 1, 3 - 9, 11 and 12.

PROTESTS: 0

APPROVALS: 1 on record with staff
1 speaker at meeting

NOTICES MAILED: 74

Babero -
APPROVED, subject to staff's conditions and Condition No. 1 amended to five legal parking spaces with the sixth space allowed in tandem and Condition No. 3 amended to include a block wall on the north property line.
Unanimous
(Moffitt and Pippin excused)

MR. GENZER stated this request is to remodel and expand an existing 1,204 square foot single family dwelling to a 1,693 square foot architects office and to reduce the number of on-site parking spaces from six to five. The business has existed for 18 years at 1511 South Maryland Parkway with only five parking spaces. There are stucco exteriors with a flat roof line. Substantial upgrades may be required to bring the building up to Code for this use. Staff recommended approval, subject to the conditions.

ERROL HILL, 1511 South Maryland Parkway, appeared and represented the application. He objected to Condition No. 1. They would have to demolish a major portion of the building to get another parking space on the property. The extra parking space is not required for the business.

HILDA SCHUELLER, 1411 South Maryland Parkway, appeared in favor. She wants a wall between her property and this office.

To be heard by the City Council
on 2/6/91.

(9:14-9:23)

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON



CITY of LAS VEGAS

December 31, 1990

Errol Hill
Sue Linda Hatfield Hill
1511 Maryland Parkway
Las Vegas, Nevada 89104

RE: Z-147-90 - ZONING RECLASSIFICATION

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on January 10, 1991. Due to an asbestos abatement program this meeting, which will be held at 7:00 P.M., has been moved to Rooms 201 and 202 of the Cashman Field Center, 850 Las Vegas Boulevard North, Las Vegas, Nevada.

A copy of Staff's recommendations and any conditions related to your application may be obtained on the day of the meeting from the Department of Community Planning and Development, Second Floor, City Hall, or you may obtain this information by telephone on the day of the meeting by calling 386-6301.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

A handwritten signature in black ink, appearing to read "Norman R. Standerfer". The signature is fluid and cursive, written over the typed name below it.

NORMAN R. STANDERFER, DIRECTOR

NRS:erh

Enclosure



Mr. Norman R. Standerfer, Director
Department of Community
Planning and Development
City Hall
400 East Stewart
Las Vegas, Nevada 89101

Re: Rezoning Request - Z-147-90

Dear Sir:

Reference is made to the recently received Notice of Public Hearing on the above request.

As a long time resident with the address of 1411 S. Maryland Parkway I am asking for the compliance of one of the Rules and Regulations under the PR zoning. This comes under Title 19, Chapter 38, Section 060 and reads as follows:

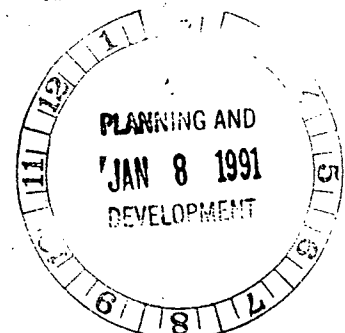
Installation of a six-foot-high masonry wall on property lines adjoining any residential zone is required.

The above comes under the heading "Residential Zone Wall" and without the required wall the privacy of my property would be diminished. For years I have lived in fire hazard conditions due to the growth on the adjoining property, 1415 S. Maryland Parkway. I had to complain to the real estate agent re human feces deposited next to the back of the home. One of the indigents in the area slept there with his grocery cart nearby.

Sincerely,

Hilda Schur

1411 S. Maryland Pkwy.
Las Vegas, Nevada 89104



CITY OF LAS VEGAS
INTER - OFFICE MEMORANDUM

DATE

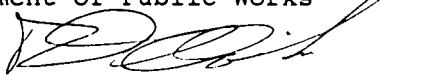
December 20, 1990

TO:

Norman R. Standerfer, Director
Department of Community Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works

CK 

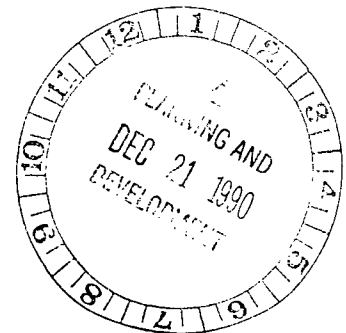
SUBJECT:

Z-147-90
Suelinda Hatfield Hill

COPIES TO:

Charles Kajkowski, Engineering Planning
John McNellis, Engineering Planning
Chuck Turk, Land Development
Nancy Miller, Right-of-Way
Rita Lumos, Survey (FM, PM, & A's only)

1. We have no objection to the rezoning application request.
2. We can not support the request to provide less then the required number of on-site parking spaces.
3. Standard Condition #7 is required.



MEMO

DATE 12/20/90

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: Z-147-90

☒ NO OBJECTIONS ☒ SUBJECT TO CONDITIONS LISTED ☐ DENIAL

☒ COMPLIANCE WITH THE 1985 UNIFORM FIRE CODE, CITY OF LAS VEGAS' ORDINANCE #3318 AND THE NEVADA STATE FIRE MARSHAL'S REGULATIONS.

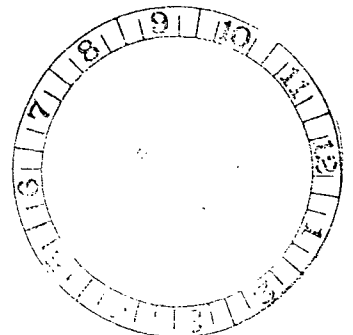
☒ FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.

☒ STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CULDESACS, AND RADIUS.

ADDITIONAL CONDITIONS: _____

Richard A. Brenner
FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

ORIGINAL - COMMUNITY PLANNING & DEVELOPMENT COPY - FPD



INTER-OFFICE MEMORANDUM

12/5/90

TO: BUILDING AND SAFETY - MIKE TRAMSDAHL
ELECTRICAL SERVICES - GEORGE FERRIS
FIRE SERVICES - CHIEF JUDD
PUBLIC WORKS - ED BYRGE
LAND DEVELOPMENT - CHUCK TURK
DOWNTOWN REDEV. - BRAD PERCELL

FROM:

NORMAN R. STANDERFER, DIRECTOR
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

SUBJECT:

ZONING RECLASSIFICATION: 2-147-90

APPLICANT: SUELINDA HATFIELD HILLFROM: R-1 TO: P-R

COPIES TO:

This is concerning a request for reclassification on the following described property:

1415 SOUTH MARYLAND PARKWAY.

Parcel No.: 050-141-029

Proposed Use: PROFESSIONAL OFFICES WITH 5
PARKING SPACES WHERE 6 ARE
REQUIRED.

PLANNING AND
DEC 12 1990
DEVELOPMENT

CITY PLANNING COMMISSION MEETING:

1/10/91

Your remarks regarding this application should be received two weeks prior to the meeting

NRS:erh

Attachment: (Plot Plan)

B&S - EXISTING BUILDING MAY
REQUIRE SUBSTANTIAL UPGRADE TO
MEET CODE REQUIREMENTS BASED
ON USE. (EVEN THOUGH USE HAS NOT CHANGED)

M.J. 12/10/90