

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Springlake Farms, Inc., legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified pursuant to the Zoning Law of Baltimore County, from as R-10, R-20 and R-40 to B-L and M-L, and M.L. Zone, for the following reasons:

1. Error in the adoption of the Land Use Map for the Fourth Election District, as exemplified by:
2. Changes occurring since the date of the adoption of the said Land Use Map.

See attached description

and (3) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

SPRINGLAKE FARMS, INC.

BY: *[Signature]*
Vice-President Legal Counsel
Address: Owings Mills, Maryland 21117

Protestant's Attorney

Address: 200 Padonia Road, East
Cockeysville, Md. 21030

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of December, 1969, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106 County Office Building in Towson, Baltimore County, on the 8th day of January, 1969, at 1:00 o'clock P.M.



(over)

Zoning Commissioner of Baltimore County.

TELEPHONE 833-3000 EXT. 367		INVOICE No. 60774	
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE		DATE Dec. 23, 1969	
Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		PAID BY: <i>[Signature]</i>	
TO: William F. Rose & Co., Inc. P.O. Box 283 Pawcatuck, Ct. 06258		Zoning Dept. of Balto. Co.	
REPORT TO ACCOUNT NO. 60-422	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT \$117.50	
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST	
Advertising and posting of property for Spring Lake Farms, Inc.		117.50	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204			

TELEPHONE 833-3000 EXT. 367		INVOICE No. 60748	
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE		DATE Dec. 16, 1969	
Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		PAID BY: <i>[Signature]</i>	
TO: John W. Armiger, Esq. 200 Padonia Road, East Cockeysville, Md. 21030		Zoning Dept. of Balto. Co.	
REPORT TO ACCOUNT NO. 60-422	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT \$50.00	
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST	
Petition for Reclassification for Springlake Farms, Inc.		50.00	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204			

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: December 27, 1968
FROM: George E. Gavrilis, Director of Planning
SUBJECT: Petition 69-145-R. Reclassification from R-10, R-20 and R-40 to B-L and M.L. Zone. West side of New Hanover Road 1000 feet south of Kemp Road. Being the property of Springlake Farms, Inc., Petitioners.
4th District
HEARING: Wednesday, January 8, 1969 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10, R-20 and R-40 to B-L and M.L. zoning. It believes that industrial reclassification is not consistent with either the adopted comprehensive plan for this area nor is it compatible with the emerging Countywide comprehensive plan. We note the present constraints of the road system as identified in the Zoning Advisory Committee's comments by both traffic engineering and State Roads and agree that any intensification of land use here is premature. We note also that the subject tract is outside of the urban rural demarcation line and that no policy as yet has been made regarding utility extension to serve development here.

GEG:bms



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: George A. Balis Date: November 22, 1968
FROM: Ellsworth M. Oliver
SUBJECT: Springlake Farms, Inc.
Proposed rezoning

The Senior Design Group has reviewed the report for the subject property which you submitted to us on September 25, 1968, and the additional information which was furnished by J. George Smith and Associates on October 24, 1968. The property is located generally north of Westminster Pike and west of New Hanover Pike, and is shown on the print dated October 25, 1968 which was submitted by the property owners engineer.

It is felt that we can accept a design flow of 0.13 M.G.D. from a pumping station shown as "Proposed 0.13 M.G.D. Pumping Station" to be located approximately 2150 ft. northwest of Westminster Pike, and 1650 ft. west of New Hanover Pike. If the Plan "B" gravity sewer is used, the route for Plan "B" is along Butler Road from Old Hanover Road easterly to approximately 250 ft. west of the Western Maryland Railroad, and thence southeasterly to the upper falls interceptor. We cannot give approval to the location of the pumping station shown as "Possible Future Pumping Station" as shown on the print at a location approximately 1000 ft. northwest of the 0.13 M.G.D. pumping station. A pumping station at that location will allow a much larger area than the subject property to be served with sanitary sewers, and in our opinion, generate a flow in excess of the capacity of the existing system.

In addition, we must place a condition on our approval since our review was based on present land use in this area. Should other properties be rezoned and developed prior to the development of this property, our approval must be withdrawn and a new review made.

Ellsworth M. Oliver, P. E.
Chief, Bureau of Engineering

END:ASB:alb

cc: J. Rose (Zoning Commissioner) ✓
S. A. Jellison
E. A. McDonough



PETITION FOR RECLASSIFICATION OF ZONING

TO: Mr. John G. Rose, Zoning Commissioner

FROM: George E. Gavrilis, Director of Planning

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GEG:bms

DEC 27 1968

PLANNING DEPARTMENT

CERTIFICATE OF PUBLICATION

TOWSON, MD. DEC. 19 1969

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. once in each of one time... before the... day of January... 19.69, the said publication appearing on the... day of... 19.68.

THE JEFFERSONIAN,

Cost of Advertisement, \$...

PETITION FOR RECLASSIFICATION OF ZONING

TO: Mr. John G. Rose, Zoning Commissioner

FROM: George E. Gavrilis, Director of Planning

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GEG:bms

DEC 27 1968

PLANNING DEPARTMENT

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 4th Date of Posting: 12-21-68
Posted for: *[Signature]*
Petitioner: *[Signature]*
Location of property: W. side of New Hanover Rd. 1000' S. of Kemp Rd.
Location of Sign: 0.1150' S. of Kemp Rd. (2) 1200' S. of Kemp Rd. (3) 2200' S. of Kemp Rd. (4) 2350' S. of Kemp Rd. (5) 1115' S. of Kemp Rd.
Remarks:
Posted by: *[Signature]* Date of return: 12-21-68

ORIGINAL

OFFICE OF
THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 Dec. 23, 1968

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose, Zoning Commissioner of
Baltimore County
was inserted in THE COMMUNITY TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for One
week before the 23rd day of Dec., 1968 that is to say, the same
was inserted in the issue of Dec. 19, 1968.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Meyer

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

JAMES E. DYER
To: Zoning Office Date: August 23, 1968
FROM: PROJECT PLANNING
SUBJECT: Zoning Advisory Committee Agenda, Item 50

This comment states that which is obvious from a careful
look at Petitioner's plan. It will be an indeterminate time before
the roads indicated outside the property will be built. Therefore,
this large tract should be built with only one point of access and
this is an inadequate means of serving industrial land.

AVQ:vh

J. STRONG SMITH AND ASSOCIATES
CONSULTING ENGINEERS
201 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
PHONE: 336-5719 - 363-2110
RUSIC FAIR RD.
DUNES HILLS, MD. 21117

Re: Proposed Zoning
Springlake Industrial Park
Item 50

Mr. George A. Reiser, Chief
Bureau of Land Development
County Office Building
Towson, Maryland 21204

Dear Mr. Reiser,

We submitted a sewerage study to your office for the referenced location
dated September 18, 1968.

We had indicated that 430,000 gallons per day could be pumped into the
existing sewer system and requested approval of a plan to pump this sewage volume
from the referenced tract. We also computed that this sewage volume would be
equivalent to 70 acres at 14 persons per acre plus 9 acres at 20 persons per acre.

The Sewerage Design Section has requested clarification of the items
listed below:

1. The location of the pumping station.
2. The status of an indicated, possible future pumping station.
3. The drainage area outline of the 70 acres shown in the tabulation.
4. An explanation of the consideration that the indicated location of the
station would serve, by gravity, an area considerably less than 70 acres.

We do not have any grading plans or building plans at this time. We do
have a general concept of development which will permit us to answer these
questions.

1. The pumping station would be located 2,150 feet northeast of
Washington Pike and 1,650 feet of the Hanover Road right the
650 elevation contour.
2. It was our intention that the possible future pumping station would
pump sewage to the station proposed in the September 18 report if:
a.) The sewerage design section unconditionally approved such a plan.
b.) The plan appeared financially feasible at the time.
A decision as to whether we would request approval of the possible future
pumping station would be made in the future. It would depend, in part
on whether we receive approval to pump 430,000 gallons per day and if we
use this allowance in development of the initial 70 acres.



J. STRONG SMITH AND ASSOCIATES
CONSULTING ENGINEERS
201 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
PHONE: 336-5719 - 363-2110
RUSIC FAIR RD.
DUNES HILLS, MD. 21117

September 18, 1968

Mr. George A. Reiser, Chief
Bureau of Land Development
County Office Building
Towson, Maryland 21204

Re: Proposed Zoning
Springlake Industrial Park
Item 50

Dear Mr. Reiser:

The Zoning Advisory Committee reviewed our zoning plat on August 20, 1968
and directed a letter to the applicant's attorney requesting that a
sewerage study be submitted.

We herewith submit the sewerage study consisting of a plan, flow tabulations
and the comments listed below.

The subject property lies north and west of the Guyana Falls gravity
sewerage area. About half of the property lies with the area designated
for sewage pumping on the drainage area maps of previously prepared
sewer design drawings. A total of 600 acres at densities of 8 to 10
persons per acre was designated as future pumped area.

We do not believe that sewage pumping for half-acre lots is economical for
the referenced property. Numerous considerations have led the owners to
believe that the zoning they are requesting is appropriate.

The owners request approval of a plan to pump sewage to the existing
sewerage system. The amount of sewage will depend on a number of factors
including:

- 1.) The possible future construction of additional sewers within the
Guyana Falls drainage area and other areas.
- 2.) The amount of sewage created by industries which would locate
within the proposed park.
- 3.) The possible use of holding tanks and / or septa in part of
the park.

To establish a basis for our study, we determined the capacity of the
interceptor and sewers in the upper reaches of the Guyana Falls drainage
area. We then established the capacity in excess of that required to
serve the tributary, gravity area. This resulted in a permissible
design flow of 430,000 gallons for the referenced tract.

- 2 -

Mr. George A. Reiser, Chief

October 24, 1968

3. Prints of the plan accompanying the sewer study and the zoning plat with
the 70 acres delineated have been furnished to the Sewerage Design
Section with copies of this letter.
4. The indicated location of the station would serve an area considerably
less than 70 acres by gravity. Construction of sewers in streets indicated
on the zoning plat, grading and pumping from buildings on some lots would
increase the area served to 70 acres. Grading would probably permit
lots 3 and 4 in Block "C" to be served by gravity into the proposed sewer
indicated in "A" Road, Lot 2, Block "C" and Lot 2 Block "A" would require
pumping within the building.

Very truly yours,

J. Strong Smith & Associates

cc: Mr. Laurence Will
Mr. James Dyer
Mr. John Harfield Reiser, Esq.

JSM:vh

J. STRONG SMITH AND ASSOCIATES
CONSULTING ENGINEERS
201 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
PHONE: 336-5719 - 363-2110
RUSIC FAIR RD.
DUNES HILLS, MD. 21117

There is no accurate method of estimating future sewage flow from
industrial areas. We have indicated in our study an equivalent of
20 persons per acre in the "C" zone and 14 persons per acre in the
"A" zone. The owners wish to request approval of the concept of
sewage pumping with the flow volume into the existing sewer system
restricted to 430,000 gallons/day.

We have indicated a Plan "A" and Plan "B" which are shown on the plan.
Sewage flows are tabulated using the previously discussed areas and
population density equivalents.

Very truly yours,

John G. Rose
John G. Rose

cc: Mr. Dyer
Mr. Reiser

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 M. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this
3rd day of October, 1968.

John G. Rose
John G. Rose,
Zoning Commissioner

Petitioner: *Springlake Park, Inc.*

Petitioner's Attorney: *John M. Reiser, Esq.* Reviewed by
Chairman of
Advisory Committee

DESCRIPTION OF 146.03 ACRES
WEST SIDE OF NEW HANOVER ROAD

BEING part of that land which by Deed dated June 3, 1954 and recorded among the Land Records of Baltimore County in Liber 2492 Folio 335 was conveyed by Mary T. Kirkpatrick, divorced, unto Springlake Farms, Inc. said Deed Saving and Excepting four parcels of land listed below;

a) 150' strip to Susquehanna Transmission Co. by Deed 874/327.
b) Land between New Hanover Road and Old Hanover Road to Irwin C. Prock by Deed 1348/159.
c) Widening strip for New Hanover Road to Maryland State Roads Commission by Deed 1035/135.
d) 0.678 acre lot to Consolidated Gas and Electric Co. by Deed 1787/372.

BEGINNING at a point in the west side of New Hanover Road, 60 feet wide, said point of beginning being 1,000 feet south of Kemp Road and being also in the eighth line of aforementioned 2492/335; thence binding on said west side

(1) South 00° - 02' West - 294.00 feet; thence leaving said west side and binding reversely on all of the fourth and third lines of aforementioned 1787/372
(2) South 89° - 58' West - 150.00 feet and
(3) South 00° - 02' East - 247.95 feet; thence binding reversely part of the second line of aforementioned 874/327
(4) South 56° - 49' - 14" West - 1,307.29 feet; thence binding on part of the first line of 2492/335
(5) North 78° - 30' West - 750.72 feet; thence binding on all of each of the second through seventh lines of 2492/335 the following six courses and distances;

DESCRIPTION OF 7.16 ACRES
WEST SIDE OF NEW HANOVER ROAD

BEING part of that land which by Deed dated June 3, 1954 and recorded among the Land Records of Baltimore County in Liber 2492 Folio 335 was conveyed by Mary T. Kirkpatrick, divorced, unto Springlake Farms, Inc. said Deed Saving and Excepting four parcels of land listed below;

a) 150' strip to Susquehanna Transmission Co. by Deed 874/327.
b) Land between New Hanover Road and Old Hanover Road to Irwin C. Prock by Deed 1348/159.
c) Widening strip for New Hanover Road to Maryland State Roads Commission by Deed 1035/135.
d) 0.678 acre lot to Consolidated Gas and Electric Co. by Deed 1787/372.

BEGINNING at a point on the west side of New Hanover Road, 60 feet wide, said point of beginning being 1,640 feet south of Kemp Road and being also in the fifth or south 53° - 21' West - 1451.79 foot line of 874/327; thence leaving said point of beginning and binding on said west side

(1) South 00° - 02' East - 742.43 feet; thence leaving said west side and binding on part of the tenth or North 51° - West - 44½ perch line of 2492/335
(2) North 51° - 30' West - 691.74 feet; thence binding on all of last line of 2492/335
(3) South 03° - 56' - 08" East - 397.25 feet; thence binding on part of the first line of 2492/335

(4) North 78° - 30' West - 459.82 feet; thence binding on aforementioned first line of 874/327
(5) North 56° - 49' - 14" East - 1,235.64 feet to the point of beginning.

CONTAINING 7.16 Acres of land, more or less, saving and excepting that portion of the land herein described to be used for the right of way of the proposed Northwestern Expressway if such is acquired.

This description is for zoning purposes only and is not intended for use in conveying of land.

p.n. 420 (283)



Aug. 23, 1968

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

John W. Arniger, Esq.,
200 Padonia Road, East
Cockeysville, Maryland 21030

SUBJECT: Reclassification from an R-10, R-20 and R-40 zone to a BL and ML zone for Springlake Farms, Inc., located W/S of New Hanover Road 1000' S of Kemp Road 4th District (Item 20, August 20th, 1968)

Dear Sirs:

The Zoning Advisory Committee has reviewed the subject petition and has the following comments to offer:

BUREAU OF ENGINEERING

Water - Existing 16" water at the intersection of Hanover Rd. & Butler Rd. Adequacy of existing utilities to be determined by developer or his engineer.
Sewer - Sanitary sewer exists in this area as indicated on the submitted plan. However, this site lies outside the area normally served from the system by gravity. Prior to the zoning hearing, the developer or his engineer must prepare a study to determine the adequacy of this system to accommodate flows beyond those for which it was designed. The study must be reviewed by the Bureau of Engineering before the petition is considered.
Road - The interior roads as shown on the submitted plan appear to be adequate.

BOARD OF EDUCATION

No studies have been made in this area. If this petition is granted, BL and ML zoning would generate less students.

BUREAU OF TRAFFIC ENGINEERING

The proposed parcel No. 2 will generate 14,600 trips per day; Parcel No. 1 will generate approximately 5000 trips per day. This increased trip density cannot be handled by the present road system. Therefore, it appears that this zoning would be premature until such time as the road system has been completed.

STATE ROADS COMMISSION

This office is in agreement with the Baltimore County Bureau of Traffic Engineering. In addition, the State Roads Commission has recently revised its plans for the relocated Hanover Pike, which differs from the location shown on the zoning plat.

Indicated on the attached plan is the current proposed R/V taking. The proposed relocation of Hanover Pike will be an expressway with no access to the subject property; therefore, the proposed street intersection with existing Hanover Pike must be a temporary nature with ultimate access to the property by way of Butler/extended.

The plan must be revised in accordance with the foregoing comments prior to a hearing date being assigned.

FILE BUREAU

This bureau will review the proposed reclassification and submit comments at a later date.

INDUSTRIAL DEVELOPMENT

This commission requests that the petitioner submit a copy of the revised plan to this office for review and comment.

HEALTH DEPARTMENT

The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

John W. Arniger, Esq.,
200 Padonia Road, East
Cockeysville, Maryland 21030
RE: Springlake Farms, Inc.

- 2 -

August 23, 1968

HEALTH DEPARTMENT (Continued)

Prior to construction, renovation and/or installation of equipment for this food service facility complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health, for review and approval.

PROJECT PLANNING DIVISION

This division will review and submit any necessary comments at a later date.

ZONING ADMINISTRATION DIVISION

Any further processing of the subject petition will be withheld until such time as revised plans requested by the State Roads Commission have been submitted to this office.

The foregoing comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

Very truly yours,

James E. Miller
JAMES E. MILLER, Zoning Supervisor

JED:JD

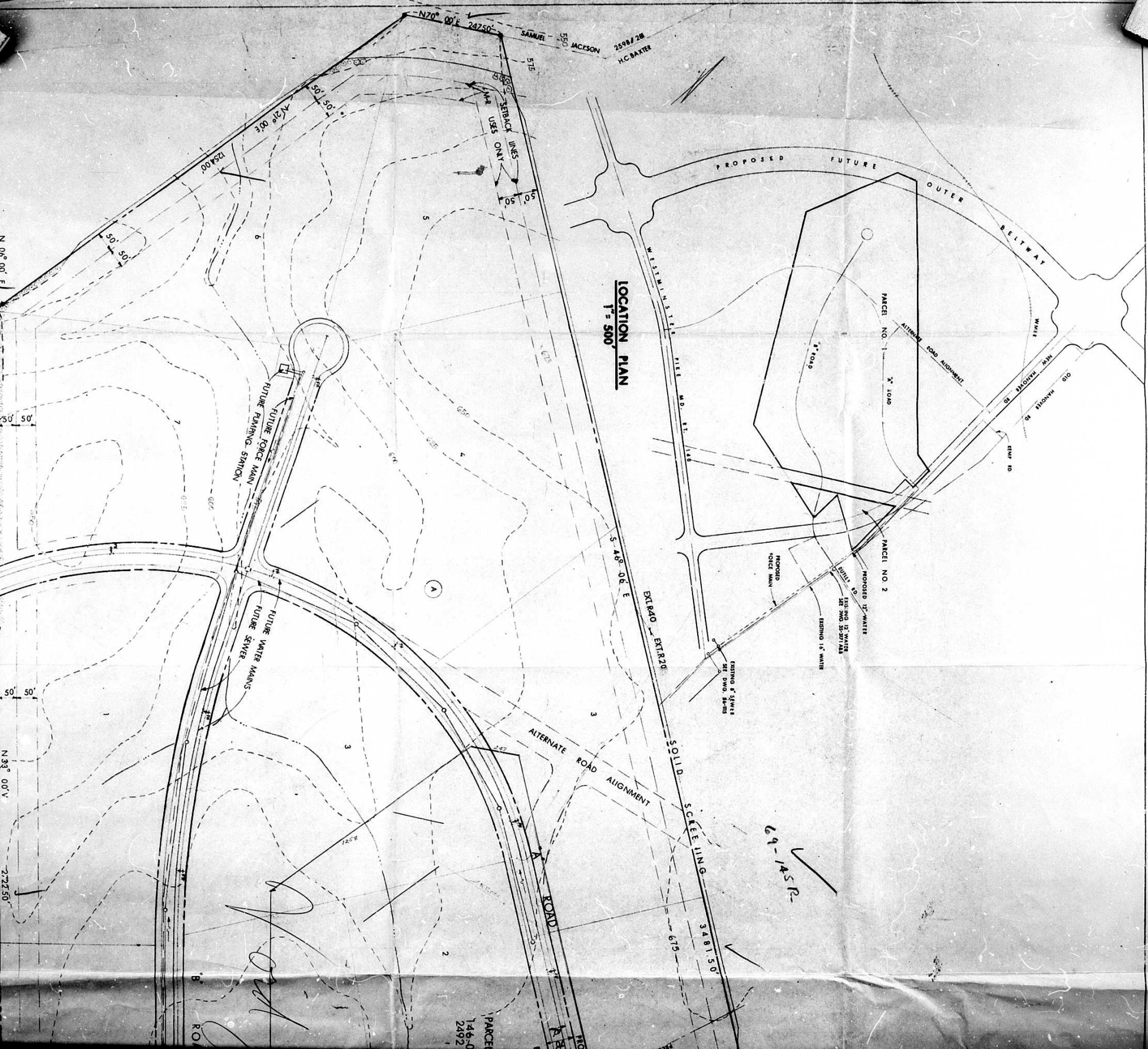
cc: Corlyle Brown-Bureau of Engineering
Nick Petrovich-Board of Education
C. Richard Moore-Bureau of Traffic Engineering
John Hays-State Roads Commission
Inspector Thomas Kelly-Fire Bureau
George Hall-Industrial Development
William Greenwell-Health Department
Albert V. Quimby-Project Planning

(Building Engineer's is the only member who had no comment for this petition)

SAMUEL JACKSON 2310 / 281 CHARLES N. ECHIBOTI 1805 / 73

WM F. GORMAN 172 / 458

EXT. RD. 0 SCOD SCREEMING



PARCEL 146.0 2492

EXISTING ZONING = H-1, R-20, & R-40
EXISTING USE = AGRICULTURE
PROPOSED ZONING = M1
PROPOSED USE = INDUSTRIAL PARK
PUBLIC WATER AND SEWER AVAILABLE
PROPOSED PAVEMENT = MACADAM
SCREENING TO BE COMPACT EVERGREENS 4' HIGH
EXISTING STRUCTURES TO BE RAISED
SETBACK INTERIOR LOS = FRONT, 25/25 SIDE & REAR, 30'

EXISTING ZONING-R10
EXISTING USE- AGRICULTURE
PROPOSED ZONING= B1 (ONE FLO
PROPOSED USE SEE BELOW
PUBLIC WATER AND SEWER AVAILABLE
PROPOSED PAYMENT= MACADAM
SCREENING TO BE COMPACT 4 FEET

PARKING SPACES - REQU

PROPOSED USE = BANK
PARKING SPACES = 15

AREA C
PROPOSED USE: RESTAURANT

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MOVIE

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STATE OF ARIZONA

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FOURTH EDITION
JULY 9, 1964

