

KITS

2-19-2009 Version # 1



COMMUNITY ZONING APPEALS BOARD 8
HENRY REEVES ELEMENTARY SCHOOL
2005 NW 111 Street, Miami
Wednesday, March 25, 2009 at 7:00 p.m.

CURRENT

1. 09-3-CZ8-1 ROGER ALFONSO VAZQUEZ 08-196 16-53-41 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 8

MEETING OF TUESDAY, MARCH 25, 2009

HENRY REEVES ELEMENTARY SCHOOL

2005 NW 111 STREET, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 7:00 P.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMUNITY ZONING APPEALS BOARD SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMUNITY ZONING APPEALS BOARD BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE BOARD BE GRANTED BY THE MAJORITY VOTE OF THE BOARD MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE MEETING ROOM. PERSONS EXITING THE MEETING ROOM SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE MEETING ROOM IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE MEETING ROOM TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE ZONING HEARING MEETING DATE FOR THIS BOARD.

SWEARING IN OF WITNESSES

1. ROGER ALFONSO VAZQUEZ (09-3-CZ8-1/08-196)

3-54-40
Area 10/District 6

BU-1 to BU-3

LOCATION: The southeast corner of NW 32 Avenue and NW 68 Street,
Miami-Dade County, Florida.

SIZE OF PROPERTY: 77.68' x 209.87'

Department of Planning and
Zoning Recommendation:

Approval of BU-2, Special Business District
in lieu of BU-3, Liberal Business District.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

THE END

NOTICE OF APPEAL RIGHTS

Decisions of the Community Zoning Appeals Board (CZAB) are appealed either to Circuit Court or to the Board of County Commissioners (BCC) depending upon the items requested in the Zoning Application. Appeals to Circuit Court must be filed within 30 days of the transmittal of the CZAB resolution. Appeals to BCC must be filed with the Zoning Hearings Section of the Department of Planning and Zoning within 14 days of the posting of the results in the department.

Further information and assistance may be obtained by contacting the Legal Counsel's office for the Department of Planning and Zoning at (305) 375-3075, or the Zoning Hearings Section at (305) 375-2640. For filing or status of Appeals to Circuit Court, you may call the Clerk of the Circuit Court at (305) 349-7409.

1. ROGER ALFONSO VAZQUEZ
(Applicant)

09-3-CZ8-1 (08-196)
Area 8/District 2
Hearing Date: 3/25/09

Property Owner (if different from applicant) **Same**

Is there an option to purchase /lease the property predicated on the approval of the zoning request? Yes No

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1973	Seidle Hardware, Inc.	Variance setback requirements.	ZAB	Approved
1973	Seidle Hardware	Zone change from RU-3B to BU-1.	BCC	Approved
1991	Roy Souther	- Unusual Use junkyard. - Non-Use variance wall, wire fence, hedges, parking spaces, back out 2-way cross.	ZAB	Denied without prejudice

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 8**

APPLICANT: Roger Alfonso Vazquez

PH: Z08-196(09-3-CZ8-1)

SECTION: 16-53-41

DATE: March 25, 2009

COMMISSION DISTRICT: 2

ITEM NO.: 1

A. INTRODUCTION

o **REQUEST:**

BU-1 to BU-3

- o **SUMMARY OF REQUEST:** This application would allow the rezoning of the property from BU-1, Neighborhood Business District, to BU-3, Liberal Business District, in order to allow additional commercial uses on the subject property.

- o **LOCATION:** The southeast corner of NW 32 Avenue and NW 68 Street, Miami-Dade County, Florida.

- o **SIZE:** 77.68' x 209.87'

B. ZONING HEARINGS HISTORY:

In April 1973, the Zoning Appeals Board (ZAB) granted a use variance on a portion of the subject property to allow a hardware store in the RU-3b Bungalow Court District (Lot 13), and an unusual use to allow non-commercial parking in the RU-3b District (on a parcel of land across NW 68 Street). In May 1973, the Board of County Commissioners (BCC) granted the approval for a district boundary change from RU-3b, Bungalow Court District, to BU-1, Neighborhood Business District, on a portion of the subject property (Lot 13) and on a parcel of land across NW 68 Street. Subsequently, in March 1991, the Zoning Appeals Board (ZAB) denied a request to allow a junk yard and accompanying non-use variances on the subject property (Lots 13 and 14).

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Business and Office** use. This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining

uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.

2. Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
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Subject Property:

BU-1; Vacant	Business and Office
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Surrounding Properties:

NORTH: BU-1 & 3; parking lot	Business and Office
SOUTH: BU-1A; Retail	Business and Office
EAST: RU-1, Single Family Residence	Low Density Residential 2.5 to 6 dua
WEST: IU-1; parking lot	Industrial and Office

The subject property is comprised of two lots and is located at the southeast corner of NW 32 Avenue and NW 68 Street.

E. SITE AND BUILDINGS:

Site Plan Review:	(No site plan submitted)
Scale/Utilization of Site:	N/A
Location of Buildings:	N/A
Compatibility:	N/A
Landscape Treatment:	N/A
Open Space:	N/A
Buffering:	N/A

Access:	N/A
Parking Layout/Circulation:	N/A
Visibility/Visual Screening:	N/A
Signage:	N/A
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

In evaluating an application for a **district boundary change**, **Section 33-311** provides that the Board shall take into consideration, among other factors, the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection
Parks	No objection
MDT	No comment
Fire Rescue	No objection
Police	No objection
Schools	No comment

*Subject to conditions indicated in their memorandum.

H. **ANALYSIS:**

The applicant is requesting a zone change from BU-1, Neighborhood Business District, to BU-3, Liberal Business District. The subject property fronts on a half section line right-of-way (NW 32 Avenue); to the west across NW 32 Avenue a parcel of land is being used for parking and storage of large commercial vehicles; to the north across NW 68 Street there is a commercial parking lot and to the east there is a single family residence.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application. Their memorandum indicates that this application meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. However, the applicant will have to comply with all conditions set forth in their memorandum. The **Public Works Department** has **no objections** to this application. Their memorandum indicates that the application meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply. The Miami-Dade Fire Rescue Department (**MDFR**) has **no objections** to this application and has indicated that the estimated response travel time to the site is **4:10** minutes.

Approval of this application would rezone the subject property from BU-1 to BU-3. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the subject property for **Business and Office** use. This category accommodates the full range of sales and service activities including retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes, entertainment and cultural facilities, amusements and commercial recreation establishments. The interpretative text of the CDMP provides that, in reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. The applicant is seeking to rezone the subject property to BU-3 in order to allow more intense business uses. Staff opines that the proposed zone change to BU-3 would be **consistent** with the allowable uses as listed in the Business and Office land use category of the CDMP. However, due to the proximity of the existing residential development immediately to the east of the subject property, staff opines that the requested BU-3 District, will allow uses which would be to intense and will cause a negative visual and aural impact on the residential area which lies to the east of the subject property. As such, staff opines that the requested BU-3 District, would be **incompatible** with the adjacent residential area to the east. Based on the aforementioned, staff opines that the although the proposed zone change to BU-3 is **consistent** with the Business and Office designation of the LUP map of the CDMP, it would be **incompatible** with the development trend in the adjacent residential area to the east. As such, staff opines, that BU-2, Special Business District which will allow less intense commercial uses on the subject property, would be more appropriate to the site, would be **consistent** with the Business and Office designation of the LUP map of the CDMP and would be **compatible** with the surrounding area and therefore should be approved.

When considering district boundary changes, the Board shall hear and grant or deny applications by taking into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently utilize or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways. When evaluating this application for a district boundary change to BU-3, staff acknowledges that the request is consistent with the Business and Office designation of the LUP map of the Comprehensive Development Master Plan. Further staff acknowledges that NW 32 Avenue is a well developed arterial corridor with intensive industrial and commercial zones on either side, and that the property to the north, across NW 68 Street includes both BU-3 and BU-1 zoning districts. Staff also notes that DERM, the Public Works Department, and the Miami-Dade Fire Rescue Department do not object to the proposed zone change. However, as previously mentioned staff opines that approval of the requested zone change to BU-3 would allow intense commercial uses that could have a negative visual and aural impact on the existing residences located to the east of the subject site. As such, staff opines that BU-2, Special Business District in lieu of the requested zone change to BU-3 zoning is **consistent** with the CDMP's Business and Office Land Use Plan map designation and **compatible** with the area and will not negatively affect the existing development in the surrounding area. As such, staff recommends approval of the zone change to BU-2 in lieu of BU-3.

I. **RECOMMENDATION:** Approval of BU-2, Special Business District in lieu of BU-3, Liberal Business District.

J. **CONDITIONS:** None.

DATE INSPECTED: 02/18/09
DATE TYPED: 02/18/09
DATE REVISED: 02/18/09; 02/19/09
DATE FINALIZED: 02/25/08
MCL:MTF:NN:NC:AA

for 
Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of
Planning and Zoning *NAN*

Memorandum

Date: October 28, 2008
To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management



Subject: C-08 #Z2008000196
Roger Alfonso Vazquez
3196 N.W. 68th Street
District Boundary Change from BU-1 to BU-3
(BU-1) (0.37 Acres)
16-53-41

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year/1-day storm event.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP, subject to compliance with the conditions required by DERM for this proposed development order.

Hazardous Materials Management

Due to the nature of uses allowed in the proposed zoning classification, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses permitted in the requested zoning district. The applicant is advised to contact the Permitting Section of DERM's Pollution Regulation and Enforcement Division, at (305) 372-6600 concerning permitting requirements for fuel storage facilities.

Operating Permits

Section 24-18 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant is advised that due to the nature of some land uses permitted under the proposed zoning classification, operating permits from DERM may be required. The Permitting Section of DERM's Pollution Regulation and Enforcement Division may be contacted at (305) 372-6600 for further information concerning operating requirements.

Fuel Storage Facilities

Section 24-45 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The applicant is advised to contact the Permitting Section of DERM's Pollution Regulation and Enforcement Division, at (305) 372-6600 concerning permitting requirements for fuel storage facilities.

Pollution Remediation

The subject property is located within a designated brownfield area. The applicant is advised that there are economic incentives available for development within this area. For further information concerning these incentives, contact the Pollution Remediation Section of DERM at 305-372-6700.

Wetlands

The subject property does not contain jurisdictional wetlands, as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600), and the South Florida Water Management District (1-800-432-2045), may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

The subject property contains tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution

approving this application. The applicant is advised to contact DERM staff for additional information regarding permitting procedures and requirements prior to site development.

Enforcement History

DERM has found no open or closed enforcement record for the subject property.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names:ROGER ALFONSO VAZQUEZ

This Department has no objections to this application.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.

A handwritten signature in black ink, appearing to read "Raul", with a long horizontal flourish extending to the right.

Raul A Pino, P.L.S.

28-NOV-08

Memorandum



Date: 22-OCT-08
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2008000196

Fire Prevention Unit:

No objection to Letter of Intent.

Service Impact/Demand:

Development for the above Z2008000196
located at THE CORNER OF N.W. 32 AVENUE & N.W. 68 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0861 is proposed as the following:

<u>N/A</u> residential	dwelling units	<u>N/A</u> industrial	square feet
<u>N/A</u> Office	square feet	<u>N/A</u> institutional	square feet
<u>N/A</u> Retail	square feet	<u>N/A</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 4:10 minutes

Existing services:

The Fire station responding to an alarm in the proposed development will be:
Station 2 - Model Cities - 6460 NW 27 Avenue
Rescue, BLS 65, Aerial, Squad, Battalion

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:
None.

Fire Planning Additional Comments:

Not applicable to service impact analysis.

TEAM METRO

ENFORCEMENT HISTORY

ROGER ALFONSO VAZQUEZ

THE Southeast CORNER OF N.W. 32
AVENUE & N.W. 68 STREET, MIAMI-
DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2008000196

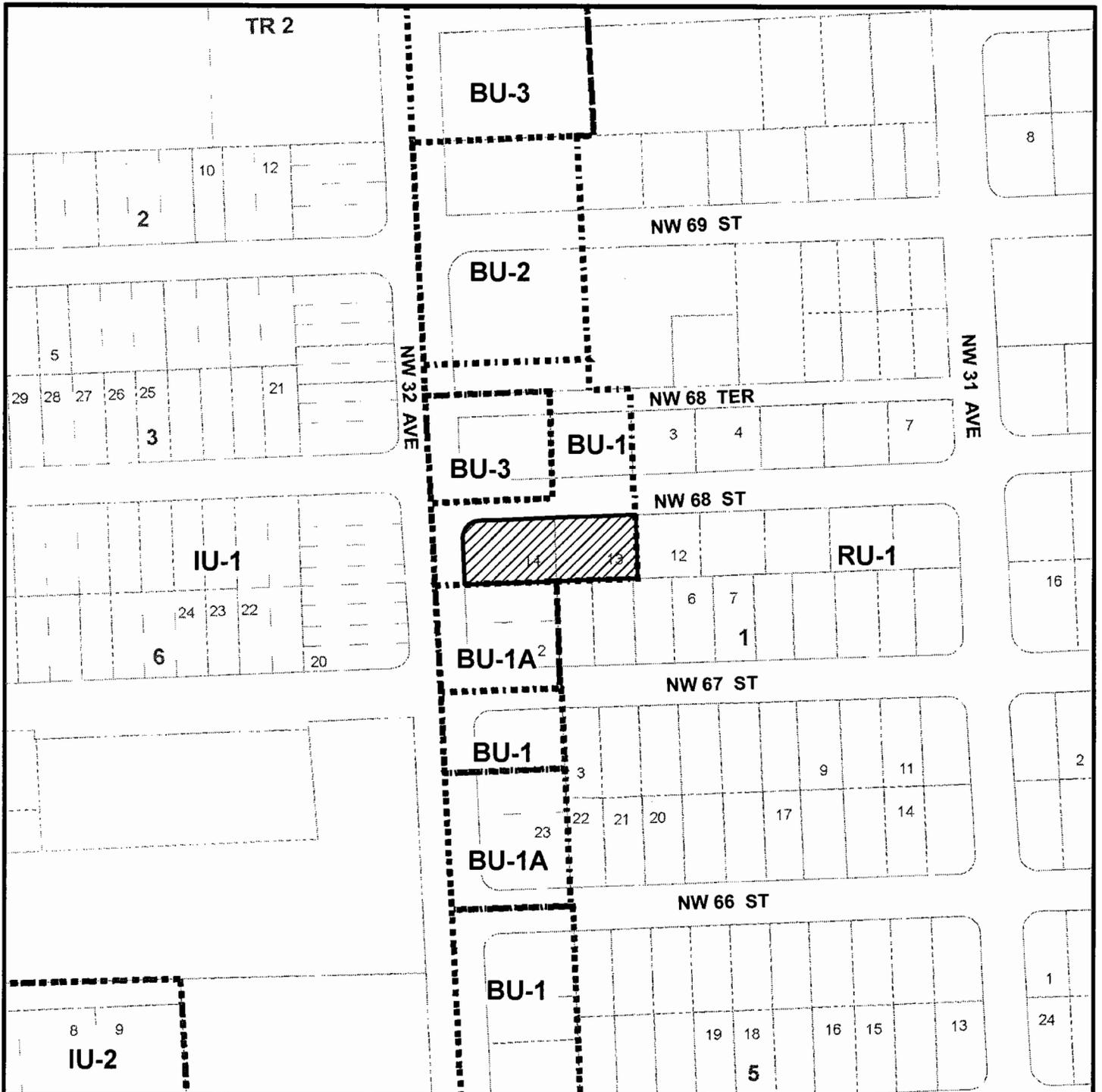
HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

CURRENT ENFORCEMENT HISTORY: folio #30-3116-001-0120

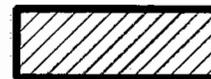
Case #200904000176 was opened for unauthorized use storage of commercial equipment and trailers and inspected on 01/13/09. Warning Notice issued and extension granted until 03/02/09.

Case #200904000175 was opened for junk and trash and inspected on 01/13/09. Warning notice issued and extension granted until 03/02/09.



**MIAMI-DADE COUNTY
HEARING MAP**

Process Number
08-196



SUBJECT PROPERTY

Section: 16 Township: 53 Range: 41
 Applicant: ROGER ALFONSO VAZQUEZ
 Zoning Board: C08
 Commission District: 02
 Drafter ID: ALFREDO
 Scale: NTS
 ----- Zoning



SKETCH CREATED ON: 01/06/09

REVISION	DATE	BY
		13



MIAMI-DADE COUNTY
AERIAL YEAR 2008

Process Number
08-196

Section: 16 Township: 53 Range: 41
 Applicant: ROGER ALFONSO VAZQUEZ
 Zoning Board: C08
 Commission District: 02
 Drafter ID: ALFREDO
 Scale: NTS
 ----- Zoning



SUBJECT PROPERTY



SKETCH CREATED ON: 01/06/09

REVISION	DATE	BY