



AGENDA
BOARD OF ADJUSTMENT
City Commissioner's Room
118 S. Cage Blvd. April 18, 2018 - 6:00 PM

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and Ordinance O-2015-28. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law. All persons desiring to address the governing body must register with the presiding city clerk prior to the scheduled meeting.

If during the course of the meeting, the BOARD OF ADJUSTMENT should determine that a closed, or executive session of the BOARD is required, then such closed or executive session or meeting is authorized by Sections 551.071 et seq. of the Texas Government Code. Notice of closed or executive session will be given after the commencement of the meeting covered by this notice.

Should any final action, decision, or vote be required in the opinion of the Commission with regard to any item during the meeting, then such final action, final decision, or final vote shall be made during the open meeting covered by this notice upon the reconvening of the public meeting.

In compliance with Section 551.041 et seq. of the Texas Government Codes, VTCS (Open Meetings Act), notice is given that the Board of Adjustments Commission will meet to consider and act upon the following:

1. CALL TO ORDER:

2. ROLL CALL:

3. APPROVAL OF MINUTES:

A) Minutes of August 16, 2017

4. PUBLIC COMMENTS: (Ordinance No. O-2015-28): : *A registered speaker may speak on several items or topics of public concern; however, a speaker may not exceed three (3) minutes as a whole when addressing the board. A registered speaker may not donate time to another speaker. No more than five registered persons may speak at a scheduled meeting. A sign-in form must be filled out prior to the meeting to allow the registered speaker to address the governing body.*

5. PUBLIC HEARINGS: (Ordinance No. O-2015-28): *A registered speaker during the public hearing may not exceed three (3) minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the city clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.*

A) Craig L. Jenkins, representing ACME Partnership, LP, has filed with the Board of Adjustment a request for a variance to the City of Pharr's Sign Ordinance. The applicant is requesting a variance to improve an existing legal non-conforming off-premise one-face L.E.D. billboard sign to a double-faced L.E.D. billboard sign. The property is legally described as being a 1.182 acre tract of land out of Lot 148, Kelly-Pharr Tract, Pharr, Hidalgo County, Texas. The property's physical address is 2008 IH 69C North. **BOA#180314**

6. ANNOUNCEMENTS/OTHER BUSINESS:

7. ABSENTEE REPORT:

8. ADJOURNMENT:

I, the undersigned authority, do hereby certify that the above notice of said Meeting of the Board of Adjustment of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 13th day of April, 2018 at 12:00 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 13th day of April, 2018 .




HILDA PEDRAZA, TRMC, CMC
CITY CLERK



AGENDA MEMORANDUM

BOARD: Board of Adjustment

AGENDA ITEM #: 3.A.

DATE SUBMITTED: April 12, 2018

MEETING DATE: April 18, 2018

FROM: Angie Resio, Secretary

DEPARTMENT: Development Services

DIRECTOR:

Agenda Item: Minutes of August 16, 2017
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Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue:

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Angie Resio
Roland Gomez
Melanie Cano

Created/Initiated - 04/12/2018
Approved - 04/12/2018
Final Approval - 04/13/2018



BOARD OF ADJUSTMENT

August 16, 2017

A regular called meeting of the City of Pharr's Board of Adjustment was called for Wednesday, August 16, 2017. The meeting was called to order by Danny Wylie, Member, at 6:00 p.m. in the City Commissioners' Room, 118 S. Cage Blvd. 2nd Floor, Pharr, Texas.

ATTENDANCE:

MEMBERS PRESENT: Danny Wylie Ramiro Gutierrez
 Rogelio Torres Guadalupe Cano

ABSENT: Hector Guerra Rafael Munguia
 Ruben Luna

STAFF PRESENT: Edward Wylie, Assistant City Manager
 John Rigney, City Attorney
 Roland Gomez, Assistant Director of Development Services
 Cristina Garcia, Senior Planner of Development Services
 George Martinez, Building Official of Development Services
 Omar Anzaldua, Jr., City Engineer
 Janie Benedict, Administrative Assistant

OTHERS PRESENT: See attached list.

CALL TO ORDER:

The meeting was called to order by Danny Wylie at 6:00 p.m. and welcomed all to the meeting. Roll call established a quorum.

APPROVAL OF MINUTES:

There being no discussion, Guadalupe Cano moved to approve the minutes of May 3, 2017, as submitted. Ramiro Gutierrez second the motion and when put to a vote, it polled as follows

H. Guerra: Absent
G. Cano: Approve
R. Gutierrez: Approve
R. Munguia: Absent

D. Wylie: Approve
R. Torres: Approve
Ruben Luna: Absent

The motion carried unanimously to approve the minutes of May 3, 2017, as submitted.

PUBLIC COMMENTS:

Danny Wylie asked if there was anyone signed up to speak at the Public Comments. Janie Benedict advised that K.C. Fletcher had signed up to speak.

A gentleman approached the podium and introduced himself as Kenneth C. Fletcher residing at 504 South Diplomat and presented the following:

- As presented to the Planning & Zoning Commission, he is not happy with the affect that Costco is causing his neighborhood in that it is flooded with sounds, lights, and is not well protected from that, which is an obligation of the City of Pharr with protection by an adequate acoustical buffer and requests his neighborhood not be stonewalled by City Hall but putting up a stone wall between his neighborhood and Costco would be good.
- He signed up for public hearings and feels it is important as he feels he has a legally recognized interest in where his tax money is going. Is interested in background and 'how it happened'. Lives in a neighborhood that is pretty noisy and is how he got interested in Planning and Zoning.
- There is a city wide problem. Pointed out the Sign Ordinance Sections 106-117 about permits. "Can't tell if a sign being looked at in the city has a permit or if a permit has been applied for". He continued that the sign ordinance says every 2 years the signs are supposed to be painted and refurbished. Mr. Fletcher then pointed out Tax Section 106-91, Permit Identification "there shall be a sticker (that being legal talk for being mandatory) affixed to each sign" and these are not there at all. He also stated this ordinance goes back to 1991, pointed out Amendment 2009 still being there and continued that the Ordinance 2004-21 is currently in use. He continued that after complaining about this (expressing that he has had experience in getting petitions) that an "ordinance gets amended and eliminated and taken out of the ordinance" and hopes this is not the pattern here. He also added that it is important to collect on each and every sign, to maintain the signs all being a matter of beauty for the community but also addressing health and safety issues too. That he was going to bring Mr. Guerra 'up-to-speed', but Mr. Guerra was not present at this meeting.
- In reference to public hearings Mr. Fletcher expressed still liking to go out and taking ordinances, such as the one he had in hand, and "ride around to see". Feels it has been a valuable exercise for the past 5 years to try to get the proper sound control and with this being an outlet for him, gave thanks for the public comments but feels he is legally entitled to public hearings too.

There being no one else wishing to speak, Danny Wylie closed the Public Comments and proceeded to the next item.

PUBLIC HEARING:

As the public hearing is only for people that are affected by the proposed area, Danny Wylie closed the public hearing and proceeded to the next item.

George Martinez introduced himself as Building Official for the City of Pharr and stated there was one item for recommendation and proceeded as follows:

**NAIN ENGINEERING, LLC.
Rep. MAQUILA TRADES &
FORWARDING, LLC**

**VARIANCE TO THE CITY OF PHARR
STANDARDS MANUAL SECTION V -
OFF STREET PARKING
BOA#170739**

Nain Engineering, LLC, representing Maquila Trades & Forwarding, LLC, owner, has filed with the Board of Adjustment a request for a variance to the City of Pharr Standards Manual Section V – Off Street Parking. The applicant is requesting a variance to allow the use of a TRUEGRID Permeable Paver System in a Limited Industrial District (L-I). The legal description is being 2.953 acres out of Lot 363, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 9601 South International Boulevard. The property is currently zoned Limited Industrial District (L-I). The surrounding area is zoned Limited Industrial District (L-I) to the west and east, Agricultural and/or Open Space District (A-O) to the north and Planned Unit Development (PUD) to the south. The area is generally designated for industrial use in the Land Use Plan. Five (5) surrounding property owners were notified of the request by letter and a legal notice was published in the McAllen Monitor. One individual signed up to speak at the public hearing in favor of the item.

George Martinez advised the applicant and the project engineer both being in the audience.

Danny Wylie asked for more information on this new system.

A gentleman approached the podium and introduced himself as Guillermo Arriata, the Project Engineer. He provided the members with leaflet and pictures regarding the product. He stated that whereas this system is being used in Houston and other northern areas; only Rio Hondo has a site using this system in this southern area. He explained that the applicant is wishing to utilize this system for a private parking for the trucks and also that the area where the system will be installed is close to 3 acres in size. Mr. Arriata provided technical information about the material such as how the foundation would be worked, inches of rock to be used, the capacity, etc.

Danny Wylie asked if research on this had been done. Omar Anzaldua, Jr., introduced himself as the Engineer for the City of Pharr and reported the following:

- The system has been researched and finds no objections to it being used.
- Meets the H-20 loading requirements having about 1-million pounds per sq. ft.
- Vehicles can drive directly onto this product.
- Base is very environmentally friendly.
- Run-off soaks into the ground / eco-friendly and useful for parking lots.
- Application for the proposed use is good and Engineering finds no objections or anything contrary of the product.
- Product is equal to concrete, better than asphalt, and has more tolerance to heavy trucks and is more comparable to concrete than asphalt.

Rogelio Torres asked if Omar Anzaldua, Jr., is the City Engineer. Mr. Anzaldua affirmed as being the Engineer for the City of Pharr. Mr. Torres then stated that the Board will be trusting his opinion regarding information provided about the product.

Mr. Arriata stated that this project will be for private use whereas the one now in Rio Hondo is a public use. Ramiro Gutierrez asked if this project would still require detention. Mr. Arriata advised this will have detention but will be reduced. Ramiro Gutierrez commented the amount of detention will be reduced and Mr. Arriata affirmed such..

Guadalupe Cano asked of the cost per square foot against asphalt or concrete. Mr. Arriata advised it would be cheaper – about 50% less.

Danny Wylie asked staff if this product is comparable to what zoning now requires. Roland Gomez, Development Services Assistant Director, affirmed this to be compatible to the concrete requirement we currently have.

Danny Wylie asked if this product would be added to the specs for future use. Roland Gomez advised staff is currently looking into this.

Guillermo Arriata stated this site may be the test section for Pharr to see how it will work and look for city uses vs. the dollar amount that would be spent on concrete and asphalt.

Guadalupe Cano asked of the primary use of the site and Mr. Arriata advised it was for the parking of heavy trucks. Mr. Arriata explained that presently the trucks are being parked on the side of the existing building due to no room; but, they do have this area, which is undeveloped and legal to be used as parking. However, the subdivision is in the process in order to be used as a parking lot.

Roy Torres asked if striping was to be done and Mr. Arriata stated “No, but it can be done”.

There being no further discussion Danny Wylie called for the vote and advised that due to the number of members present, if the project is to be approved, a unanimous vote is required.

Ramiro Gutierrez **moved** to approve the request for a variance to the City of Pharr Standards Manual Section V – Off Street Parking to allow the use of a TRUEGRID Permeable Paver System in a Limited Industrial District (L-I). Guadalupe Cano second the motion and when put to a vote it polled as follows:

H. Guerra: Absent
G. Cano: Approve
R. Gutierrez: Approve
R. Munguia: Absent

D. Wylie: Approve
R. Torres: Approve
Ruben Luna: Absent

Motion carried unanimously to approve the request for a variance to the City of Pharr Standards Manual Section V – Off Street Parking to allow the use of a TRUEGRID Permeable Paver System in a Limited Industrial District (L-I).

ANNOUNCEMENTS/OTHER BUSINESS:

Danny Wylie announced that the Board was needing to vote for a Vice-Chairman and asked if this should be postponed for the entire Board to be present. Edward Wylie, Assistant City Manager advised the Board had the authority to go ahead and proceed with the election or wait. Board determined to proceed with the election and Guadalupe Cano nominated Danny Wylie for Vice Chairman. Ramiro Gutierrez second the nomination. There being no other nominations to be brought forth, Danny Wylie accepted the nomination to serve as Vice Chairman. When put to a vote it polled as follows:

H. Guerra: Absent
G. Cano: Approve
R. Gutierrez: Approve
R. Munguia: Absent

D. Wylie: Approve
R. Torres: Approve
Ruben Luna: Absent

By unanimous vote, Danny Wylie will serve as Vice Chairman for the Board of Adjustment.

ABSENTEE REPORT

Hector Guerra, Sr., Rafael Munguia, and Ruben Luna were the absent members. Ramiro Gutierrez moved to excuse the absence of the members. Guadalupe Cano second the motion and when put to a vote, it polled as follows:

H. Guerra: Absent
G. Cano: Approve
R. Gutierrez: Approve
R. Munguia: Absent

D. Wylie: Approve
R. Torres: Approve
Ruben Luna: Absent

The motion carried unanimously to excuse the absent members.

ADJOURNMENT

There being no further business, by unanimous consent, the meeting adjourned at 6:17 p.m.

Danny Wylie

Vice - Chairman

ATTEST:

Ramiro Gutierrez

Member

MEMORANDUM

DATE WEDNESDAY, APRIL 04, 2018

TO: BOARD OF ADJUSTMENT

FROM: DEVELOPMENT SERVICES

SUBJECT: VARIANCE TO THE CITY OF PHARR SIGN ORDINANCE
FILE NO. BOA#180314

GENERAL INFORMATION:

APPLICANT: Craig L. Jenkins, representing ACME Partnership, LP, has filed with the Board of Adjustment a request for a variance to the City of Pharr's Sign Ordinance.

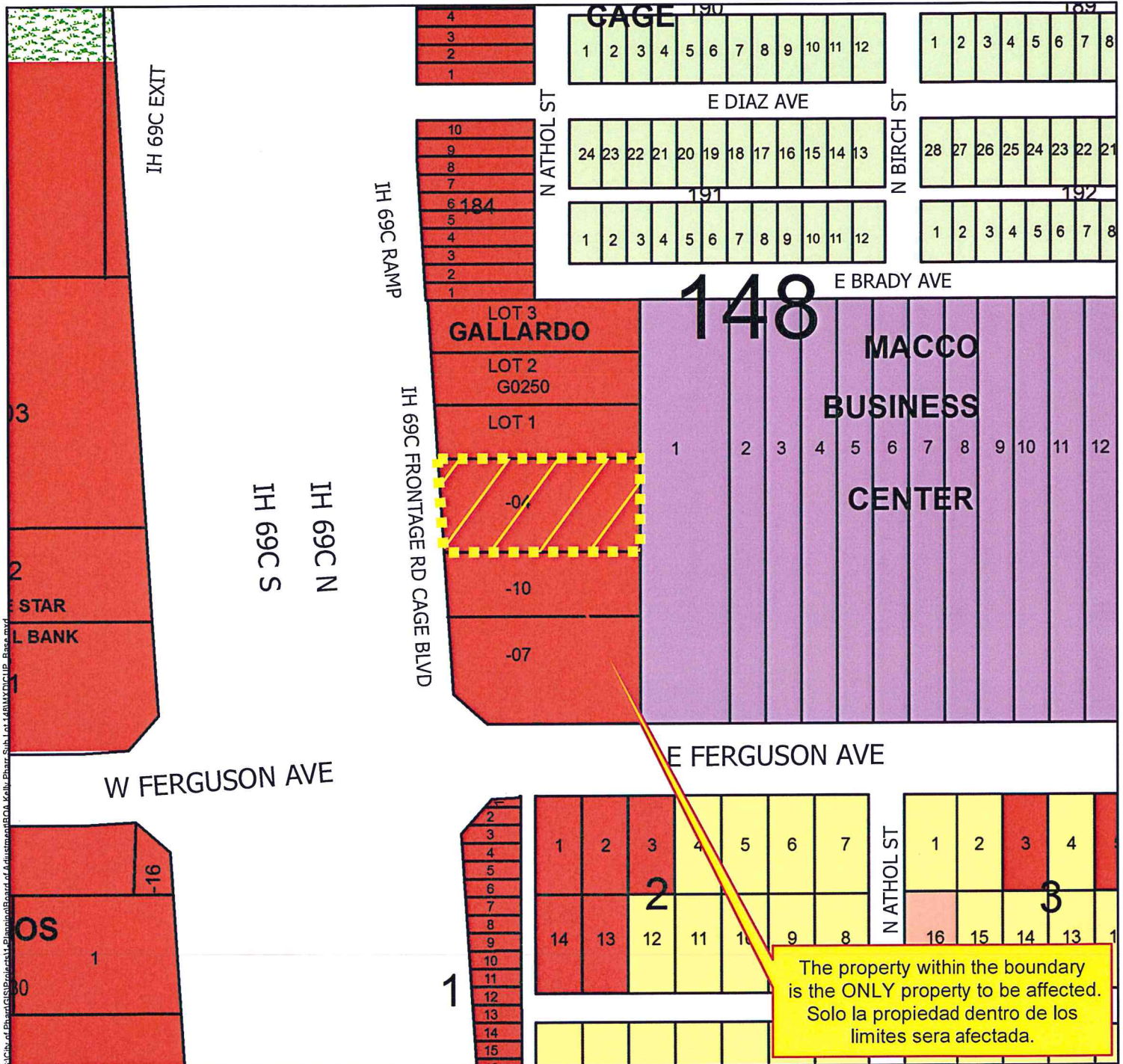
FOR YOUR INFORMATION: The applicant is requesting a variance to improve an existing legal non-conforming off-premise one-face L.E.D. billboard sign to a double-faced L.E.D. billboard sign..

LEGAL DESCRIPTION: The property is legally described as being a 1.182 acre tract of land out of Lot 148, Kelly-Pharr Tract, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 2008 IH 69C North.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north, south and west and Heavy Commercial District (H-C) to the east. The area is generally designated for commercial use in the Land Use Plan.

NOTIFICATION OF PUBLIC: Sixteen (16) surrounding property owners were notified of the request by letter and a legal notice was published in the McAllen Monitor. Staff received no response to the letters or the legal notice.

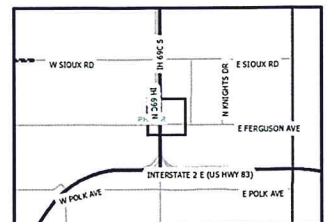


The property within the boundary is the ONLY property to be affected.
Solo la propiedad dentro de los límites sera afectada.

- | | | |
|-----------------------------|-------------------|-------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial |
| Single Family | HUD Code | Heavy Industrial |
| Single Family Small Lot | Rail Road R.O.W. | Limited Industrial |
| Two Family | Government Owned | Neighborhood Commercial |
| Medium Density Multi-Family | General Business | Office Professional |
| High Density Multi-Family | Business District | PSJA ISD |
| Mobile Home | Drainage Easement | Hidalgo ISD |

- | |
|--------------------------|
| Valley View ISD |
| Planned Unit Development |

All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



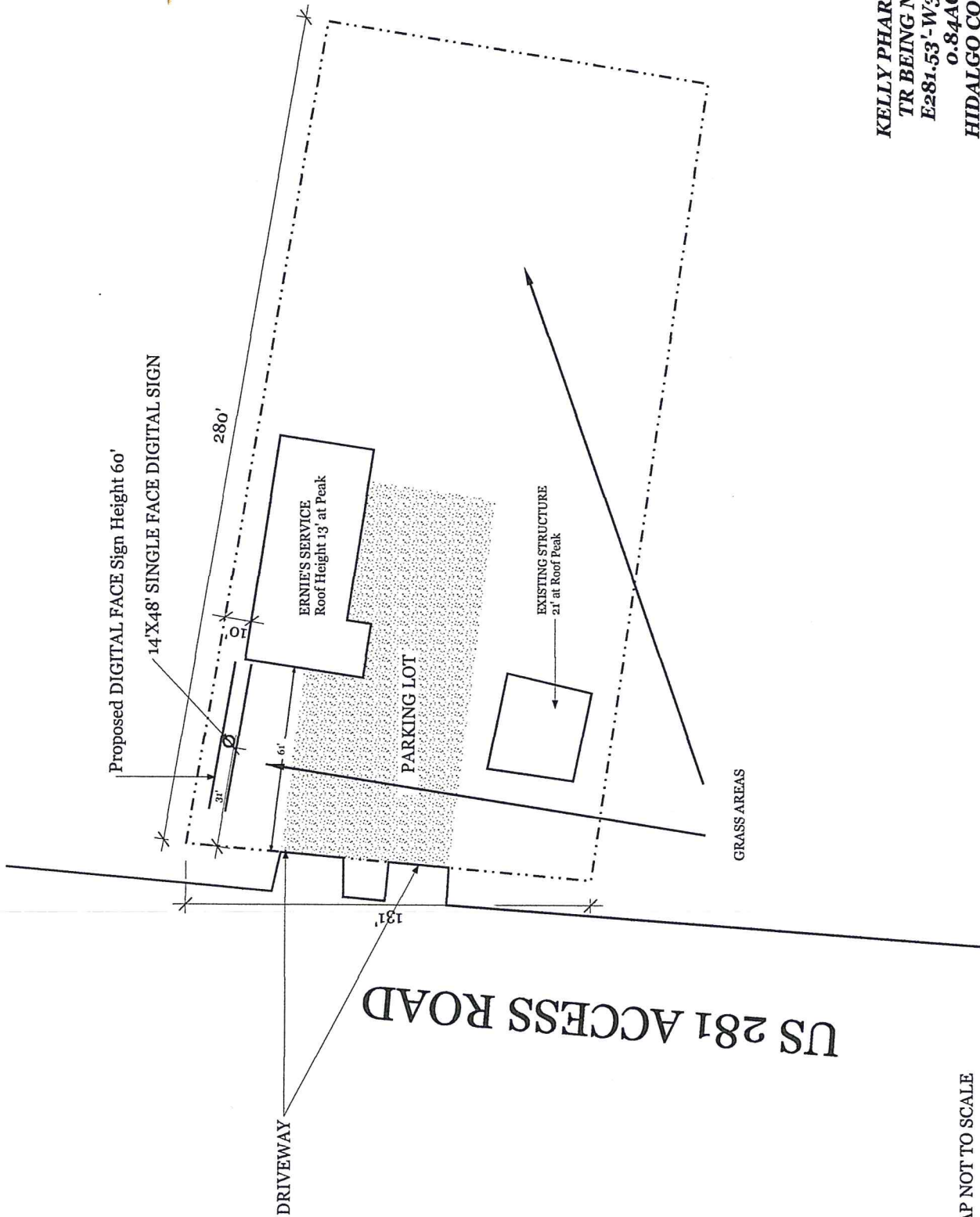
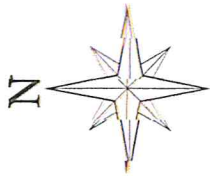


The property within the boundary is the **ONLY** property to be affected.
 Solo la propiedad dentro de los limites sera afectada.



All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.





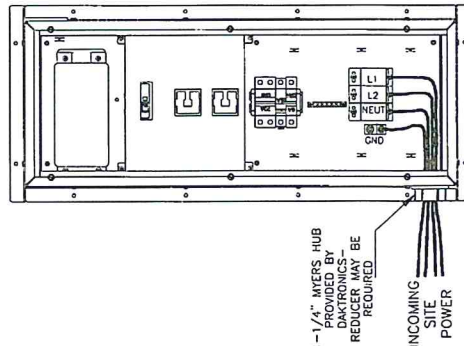
KELLY PHARR TRACT IRR
TR BEING N130'-S440'-
E281.53'-W396' LOT 148
0.84AC NET,
HIDALGO COUNTY, TEXAS

SITE PLAN 2008 N. CAGE BLVD PHARR, TEXAS		ACME PARTNERSHIP, L.P.		REVISIONS		01	A
				MM/DD/YY	REMARKS		
				08/29/14	SITE PLAN FOR VARIANCE		
				1	...		
				2	...		
				3	...		
				4	...		
RIVERA PROPERTY 14X48 SINGLE FACE DIGITAL				5	...		

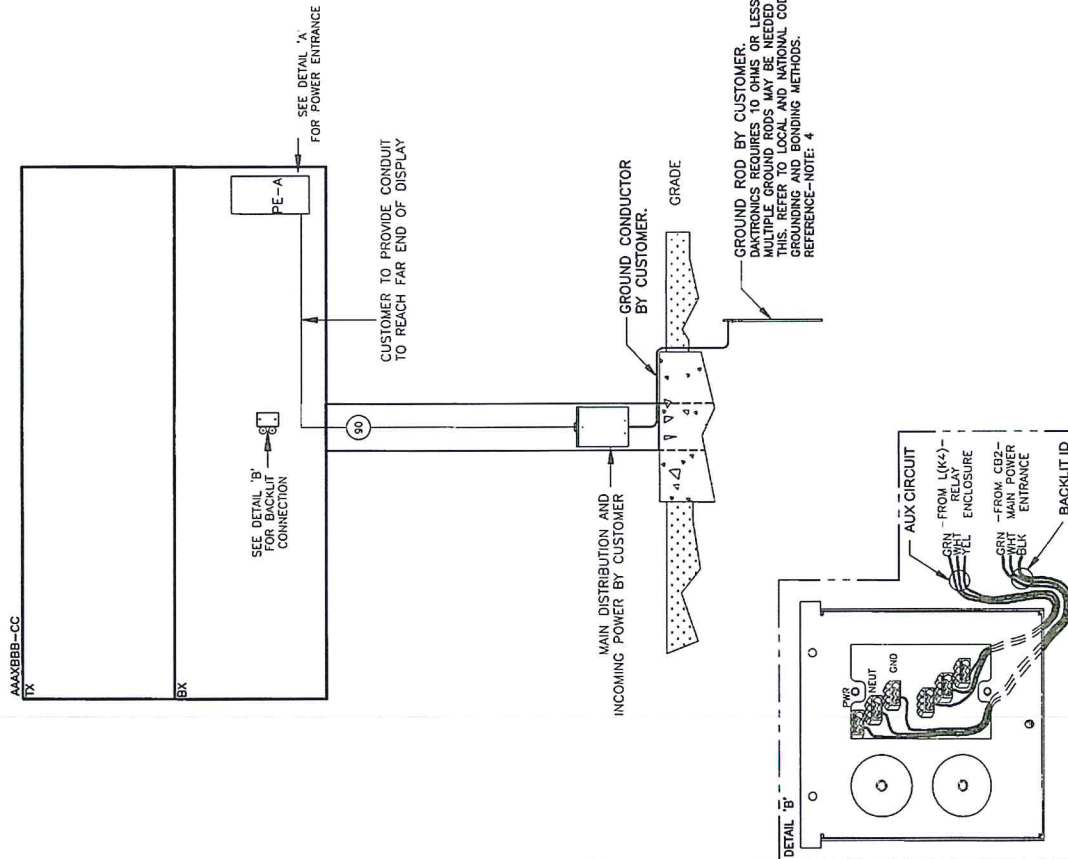
- NOTES:
1. DISPLAY LOADS ARE NON-CONTINUOUS.
 2. IT IS THE RESPONSIBILITY OF THE ELECTRICAL INSTALLATION CONTRACTOR TO ENSURE THAT ALL ELECTRICAL WORK PERFORMED ON SITE MEETS OR EXCEEDS ALL LOCAL AND NATIONAL ELECTRICAL CODES.
 3. DAKTRONICS IS NOT RESPONSIBLE FOR THE QUALITY OF THE POWER DELIVERY SYSTEM TO THE DISPLAY SYSTEM. BECAUSE EACH INSTALLATION IS UNIQUE, DAKTRONICS OFFERS THESE INSTRUCTIONS AS GUIDELINES ONLY. DAKTRONICS, INC. ASSUMES NO LIABILITY IF INSTALLATION STEPS HAVE BEEN OMITTED OR OTHER NECESSARY PRECAUTIONS ARE NOT INCLUDED IN THIS SYSTEM RISER DIAGRAM.
 4. ALL DISPLAYS MUST BE GROUNDED PER ARTICLE 250 AND 600 OF THE NATIONAL ELECTRICAL CODE WITH NO MORE THAN 10 OHMS GROUND RESISTANCE.
 5. DAKTRONICS UTILIZES BOTH STANDARD AND SUPPLEMENTARY CIRCUIT BREAKERS. THE ELECTRICAL INSTALLATION CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL PRIMARY FEEDER CIRCUIT BREAKERS TO EACH DISPLAY/DISPLAY SECTION ARE UL 489 LISTED.
 6. POWER AND SIGNAL REQUIREMENTS ARE SPECIFIED TO THE EQUIPMENT AND SETUP SHOWN. ANY CHANGES MADE TO EQUIPMENT OR THEIR SETUP SHOULD BE DISCUSSED WITH DAKTRONICS PRIOR TO PROCEEDING. THIS WILL REQUIRE AN UPDATED RISER DIAGRAM DRAWING.
 7. THE CONTRACTUAL AGREEMENT WILL DETERMINE THE PARTY OR PARTIES RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THIS DRAWING SHOULD BE USED TO DETERMINE RESPONSIBILITIES AND SHOULD BE USED FOR REFERENCES ONLY.
 8. THIS IS NOT A SCALED DRAWING AND SHOULD BE USED FOR POWER AND SIGNAL REQUIREMENTS ONLY. ACTUAL PLACEMENT OF ELECTRICAL COMPONENTS, SUCH AS PANEL BOARDS, A/C'S, AND SPLICE PANELS, MAY VARY. THIS DRAWING IS NOT A SCALED DRAWING. THIS DRAWING REPRESENTS A GENERAL MOUNTING LOCATION ONLY.

----- EXTERNALLY MOUNTED HARDWARE
 ---- INTERNALLY MOUNTED HARDWARE

DETAIL 'A'
 MULTI SECTION PWR
 ENTRANCE



REAR VIEW



DISPLAY SIZE TABLE	
PANELS (MM)	SPACING (CC)
300	1007
344	1107
384	1207
424	1307
464	1407
504	1507
544	1607
584	1707
624	1807
664	1907
704	2007
744	2107
784	2207
824	2307
864	2407
904	2507
944	2607
984	2707
1024	2807
1064	2907
1104	3007
1144	3107
1184	3207
1224	3307
1264	3407
1304	3507
1344	3607
1384	3707
1424	3807
1464	3907
1504	4007
1544	4107
1584	4207
1624	4307
1664	4407
1704	4507
1744	4607
1784	4707
1824	4807
1864	4907
1904	5007
1944	5107
1984	5207
2024	5307
2064	5407
2104	5507
2144	5607
2184	5707
2224	5807
2264	5907
2304	6007
2344	6107
2384	6207
2424	6307
2464	6407
2504	6507
2544	6607
2584	6707
2624	6807
2664	6907
2704	7007
2744	7107
2784	7207
2824	7307
2864	7407
2904	7507
2944	7607
2984	7707
3024	7807
3064	7907
3104	8007
3144	8107
3184	8207
3224	8307
3264	8407
3304	8507
3344	8607
3384	8707
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3584	9207
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3664	9407
3704	9507
3744	9607
3784	9707
3824	9807
3864	9907
3904	10007
3944	10107
3984	10207
4024	10307
4064	10407
4104	10507
4144	10607
4184	10707
4224	10807
4264	10907
4304	11007
4344	11107
4384	11207
4424	11307
4464	11407
4504	11507
4544	11607
4584	11707
4624	11807
4664	11907
4704	12007
4744	12107
4784	12207
4824	12307
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5504	14007
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5864	14907
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8504	21507
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12224	30807
12264	30907
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12464	31407
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12584	31707
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12784	32207
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13024	32807
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