



# Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

December 14, 2023

6:30pm

## AGENDA

**Note:**

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Jill Leiva at 702-334-6892.
  - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - Supporting material is/will be available on the County's website at: <https://clarkcountynv.gov/SunriseManorTAB>

Board/Council Members: Harry William, Chair  
 Sondra Cosgrove, Vice-Chair  
 Paul Thomas, Member  
 Earl Barbeau, Member

Stephanie Jordan, Member

Secretary: Jill Leiva, 702-334-6892, [jillniko@hotmail.com](mailto:jillniko@hotmail.com)  
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): County Liaison Name(s), Beatriz Martinez: [Beatriz.Martinez@clarkcountynv.gov](mailto:Beatriz.Martinez@clarkcountynv.gov); William Covington, [William.covington@clarkcountynv.gov](mailto:William.covington@clarkcountynv.gov); Anthony Manora: [manora@clarkcountynv.gov](mailto:manora@clarkcountynv.gov)  
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the

**BOARD OF COUNTY COMMISSIONERS**

JAMES B. GIBSON, Chair – JUSTIN C. JONES, Vice-Chair  
 MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM  
 KEVIN SCHILLER, County Manager

Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for November 30, 2023. (For possible action)
- IV. Approval of the Agenda for December 14, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- v. Informational Items: None

## VI. Planning and Zoning

01/03/24 BCC

- 1. **ET-23-400164 (UC-22-0020)-GREEN MINI STORAGE, LLC:**  
**USE PERMIT FIRST EXTENTION OF TIME** for a mini-warehouse.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate pedestrian walkways; **2)** parking lot landscaping; **3)** alternative street landscaping; and **4)** increase retaining wall height.  
**DESIGN REVIEWS** for the following: **1)** mini-warehouse facility; and **2)** finished grade on 2.0 acres in a C-1 (Local Business) Zone. Generally located on the west side of Hollywood Boulevard and the north side of Lake Mead Boulevard within Sunrise Manor. MK/jm/syp (For possible action) **01/03/23 BCC**

VII. General Business: None

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: January 11, 2024.

X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
Hollywood Recreation Center, 1650 S. Hollywood Blvd Las Vegas, NV 89142  
<https://notice.nv.gov>



# Sunrise Manor Town Advisory Board

November 30, 2023

## MINUTES

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Board Members: Earl Barbeau – Member – PRESENT Stephanie Jordan –Member-PRESENT  
Paul Thomas-Member-PRESENT Sondra Cosgrove-Member-EXCUSED  
Harry Williams-Member- PRESENT

Secretary: Jill Leiva 702 334-6892 [jillniko@hotmail.com](mailto:jillniko@hotmail.com)  
County Liaison: Beatriz Martinez

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I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions

The meeting was called to order at 6:30 p.m.

II. Public Comment: None

III. Approval of the November 16, 2023 Minutes

Moved by: Mr. Thomas  
Action: Approved  
Vote: 4-0/Unanimous

IV. Approval of Agenda for November 30, 2023

Moved by: Mr. Barbeau  
Action: Approved  
Vote: 4-0/Unanimous

V. Informational Items: There will be a Title 30 Public Training Session on December 4, 2023 at 6pm At the Government Center. There will also be a TAB Training on Saturday January 13<sup>th</sup> at 9am (Virtual).

VI.

# Planning & Zoning

12/19/23 PC

I.

**WS-23-0733-ALVARADO, REFUGIO:**

**WAIVER OF DEVELOPMENT STANDARDS** for reduced setback in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Linn Lane, approximately 20 feet north of Gorham Avenue (alignment), within Sunrise Manor. TS/mh/syp (For possible action)12/19/23 PC

**BOARD OF COUNTY COMMISSIONERS**  
JAMES B. GIBSON, Chair – JUSTIN C. JONES, Vice-Chair  
MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM  
KEVIN SCHILLER, County Manager

**Moved by: Mr. Thomas**  
**Action: Approved w/ if approved conditions**  
**Vote: 4-0/Unanimous**

- VII.** General Business: The Board Reviewed the 2024 Draft TAB Calendar & Voted Unanimously After removing the 10/31/24 & 01/02/25 meeting dates.
- VIII.** Public Comment: Mr. Barbeau spoke about the water problem we have in Nevada & referred to An article in the RJ “Legacy of Water Use”.
- IX.** Next Meeting Date: The next regular meeting will be December 14, 2023
- X.** Adjournment  
The meeting was adjourned at 6:49 pm

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-23-400164 (UC-22-0020)-GREEN MINI STORAGE, LLC:**

**USE PERMIT FIRST EXTENTION OF TIME** for a mini-warehouse.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate pedestrian walkways; 2) parking lot landscaping; 3) alternative street landscaping; and 4) increase retaining wall height.

**DESIGN REVIEWS** for the following: 1) mini-warehouse facility; and 2) finished grade on 2.0 acres in a C-1 (Local Business) Zone.

Generally located on the west side of Hollywood Boulevard and the north side of Lake Mead Boulevard within Sunrise Manor. MK/jm/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**  
140-22-617-002

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate the pedestrian walkway between buildings on the site, including pad site buildings where a 5 foot wide walkway is required to connect the adjacent public sidewalk to the principal building entrance per Section 30.60.050.
2. Provide alternative parking lot landscaping where parking lot landscaping per Figure 30.64-14 is required.
3. Provide alternative street landscaping (along Hollywood Boulevard) where landscaping per Figure 30.64-17 is required.
4. Increase retaining wall height to 11 feet where 3 feet is allowed per Section 30.64.050 (a 267% increase).

**DESIGN REVIEWS:**

1. For a mini-warehouse facility.
2. Increase finished grade to 7.3 feet where a maximum of 36 inches is the standard per Section 30.32.040 (a 143% increase).

**LAND USE PLAN:**  
SUNRISE MANOR - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 2085 N. Hollywood Boulevard
- Site Acreage: 2 (portion)/9.6 (overall)
- Project Type: Mini-warehouse facility

- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 8,232 (Building A)/25,370 (Building B)/1,558 (Building C)/35,160 (total)
- Parking Required/Provided: 4/5

### Site Plan

The approved plans depict a mini-warehouse facility consisting of 3 buildings with 115 storage units between 2 levels. Primary access to the site is from Hollywood Boulevard with driveways connecting to the existing drive aisle network within the shopping center. The site will be terraced from Hollywood Boulevard with the 3 buildings constructed across multiple elevation levels for accessing single story and multi-storied buildings. Access to the facility is from an existing drive aisle and gated entry set back from the customer parking areas. The 24 foot wide driveways ingress/egress on the upper level on the easterly portion of the site provides an egress exit gate on the lower portion of the west side of the site. The trash enclosure and parking are provided adjacent to the main building and leasing office (Building B), with additional parking available across the drive aisle with bicycle parking.

The 3 buildings are distributed on the site and provide varied types of access to the units via a 24 foot to 27 foot wide access driveway that encompasses the buildings. Building A is set back 33 feet from the north property line and 40.5 feet from the west property line. Building B is set back 33 feet 8 inches from the north property line, and 47.5 feet from the east property line. Building C is set back 8 feet from the southerly drive aisle and located between the site's 2 driveways and over 120 feet from the east property line.

### Landscaping

The approved plans depict an existing attached sidewalk with a minimum of 10 feet of landscaping along Hollywood Boulevard, with 24 inch box trees, shrubbery, and groundcover. Trees are provided on both sides of the easterly ingress/egress drive aisle with trees and landscaping on the scarped slope along the southerly drive aisle to the westerly property line. Shrubbery is provided adjacent to the south entrance to the leasing office (Building B). A 6 foot wide landscape buffer with Mondell Pine trees is provided along the north property line and spaced 10 feet apart to match the existing landscaping along the north property line of the overall center. Landscaping materials include 6 types of trees, over 10 types of shrubbery, and decomposed granite rock mulch. Retaining walls and slope areas are provided across the site to terrace the development across the pad site. Retaining walls range in height from 1 foot to 11 foot high and are used to cut into the site to drop the level and provide for a decent of the buildings across the site.

### Elevations

The mini-warehouse consists of 3 buildings of varying heights, measuring 13 feet (Building A), 25 feet (Building B), and 13 feet 4 inches (Building C). Building B consists of 2 levels and includes the customer office with storage units on the main level and a basement level. Finish features include decorative parapets and accent walls to break-up the building bulk, along with painted stucco, painted metal panels and roll-up doors, decorative CMU block, accented by painted metal canopy, storefront glazing, and metal coping strip accents. Building A has a single level of storage units and is located on the lower level of the site. The exterior materials include

painted metal panels and roll-up doors, and painted metal details. Building C, exterior materials include painted metal panels and roll-up doors, on the north elevation which will not be visible to the residences to the north as it will be blocked by Building B. The southerly elevation of Building C includes a continuation of the painted stucco, and painted metal panels to provide a continuation of the decorative accents on the south elevation of Building B.

#### Floor Plans

Building A consists of 8,232 square feet on 1 level with 3 sizes of storage units. Building B consists of 2 levels with 4 types of storage units within 25,070 square feet, as well as a 300 square foot office. Building C consists of 1,558 square feet with 1 type of storage unit.

#### Signage

Signage is not a part of this request.

#### Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0020:

#### Current Planning

- Provide shrubbery that when grown at maturity will be over 4 feet in height as described in the Southern Nevada Regional Planning Coalition Regional Plant List;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

#### Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

#### Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0283-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that due to increased costs related to construction, they needed to change their layout. The approval of the extension of time request will provide the architect and civil engineer more time to complete their new designs.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WC-22-400005 (ZC-1247-02)	Waiver of conditions of a zone change requiring consistency of architecture and landscaping	Approved per BCC	March 2022
UC-22-0020	Use permit, design review, and waiver of development standards for a mini-warehouse	Approved per BCC	March 2022
DR-0616-12	Retail building within the shopping center with a waiver of conditions requiring landscaping per original plans submitted with the application - expired	Approved per BCC	December 2012
DR-1329-05	Retail and restaurant buildings within the shopping center	Approved per BCC	September 2005
UC-1285-05	Check cashing in conjunction with a grocery store	Approved by PC	September 2005
TM-0480-03	1 lot commercial subdivision for a shopping center	Approved by PC	December 2003
WS-1230-03	Allowed commercial access onto a local street and reviewed retail building in conjunction with a shopping center	Approved by BCC	September 2003
ZC-1247-02	Reclassified 9.6 acres to C-2 and C-1 zoning	Approved by BCC	January 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1 & R-2	Single family residential
South	Corridor Mixed-Use	C-2	Convenience store with gasoline station & drive-thru, & pharmacy within the same shopping center
East	Urban Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	R-4 & H-2	Convenience store & multiple family residential
West	Corridor Mixed-Use	C-1	Grocery store within the same shopping center

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.



## **Analysis**

### **Comprehensive Planning**

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has submitted building permits and they are currently in review. Also, an off-site permit (PW22-13173) has been issued for the project. Since the applicant is working towards the commencement of the project, staff can support this request.

### **Public Works - Development Review**

There have been no significant changes in this area. Staff has no objection to this extension of time.

### **Staff Recommendation**

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

- Until March 16, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### **Public Works - Development Review**

- Compliance with previous conditions.

#### **Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: OMAR LOPEZ**

**CONTACT: OMAR LOPEZ, 1413 SILK TASSEL DRIVE, LAS VEGAS, NV 89117**

**DRAFT**



# LAND USE APPLICATION

App

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>EC-22-0020</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b> APP. NUMBER: <u>ET-23-40064</u> DATE FILED: <u>11/06/23</u> PLANNER ASSIGNED: <u>tpd</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>12/14/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>01/03/23</u> FEE: <u>\$ 900.00</u>
	<b>PROPERTY OWNER</b> NAME: <u>Green Mini Storage LLC</u> ADDRESS: <u>1413 Silk Tassel Dr</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702 580 0000</u> CELL: <u>702 580 0000</u> E-MAIL: <u>Omar Lopez LV@gmail.com</u>
	<b>APPLICANT</b> NAME: <u>same as above</u> ADDRESS: _____ CITY: _____      STATE: _____      ZIP: _____ TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: <u>214055</u>
<b>CORRESPONDENT</b> NAME: <u>same as above</u> ADDRESS: _____ CITY: _____      STATE: _____      ZIP: _____ TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: <u>214055</u>	

PLANNER COPY

ASSESSOR'S PARCEL NUMBER(S): 140-22-617002  
 PROPERTY ADDRESS and/or CROSS STREETS: Lake Mead / Holly wood  
 PROJECT DESCRIPTION: Firts Extension of time

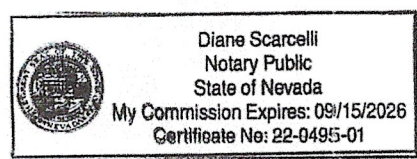
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

\_\_\_\_\_  
 Property Owner (Signature)\*      Omar Lopez  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 11-6-23 (DATE)

By \* Omar Lopez \*  
 NOTARY PUBLIC: Diane Scarcelli



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

# LAND USE APPLICATION SUBMITTAL REQUIREMENTS

<b>SUBMITTAL REQUIREMENTS</b>																	
<ul style="list-style-type: none"> <li>• These are the official submittal requirements; additional requirements may apply.</li> <li>• Refer to 30.16.240 for general descriptions of requirements.</li> <li>• All documents must be accurate and legible.</li> <li>• For electronic submittals, PDF indicates document is only required in PDF format and numbers represent the required quantity of hard copies. For all hard copy submittals, add 1 copy for each required document.</li> <li>• Incomplete applications will not be authorized to submit.</li> <li>• Once fees are paid, an application will be considered "Submitted".</li> </ul>		Application <sup>C</sup>															
		Disclosure Form <sup>C</sup>															
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		Deed <sup>F</sup>															
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		Justification Letter															
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		Site Plans – Floor Plans <sup>I</sup>															
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		Landscape Plan <sup>I</sup>															
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		Cross Section <sup>I, L</sup>															
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		Grading Plans <sup>I, V</sup>															
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		DOA and/or FAA Submittal <sup>N, O</sup>															
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		Residential Impact Statement <sup>X</sup>															
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		RISE Reports <sup>C, S</sup>															
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		PDF															

Footnotes on next page

ET-23-400164  
JL

11/06/23

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1413 Silk Tassel Dr  
LV, NV. 89117  
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PLANNER  
COPY

The reason of my Extension of time is because the cost of construction went up too much and I need extra time to change the construction layout. The Architect and civil need additional time to complete new designs. ~~The interest rates went double and I need to redo my plan and designs.~~



Omar Lopez

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