

Weber County Conditional Use Permit Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed

7/26/12

Fees (Office Use)

\$125.00

Receipt Number (Office Use)

951

File Number (Office Use)

CUP2012-09

Property Owner Contact Information

Name of Property Owner(s)

Sinclair Oil Corp.

Mailing Address of Property Owner(s)

550 E. South Temple
SLC, UT 84102

Phone

801-524-2700

Fax

Email Address (required)

unknown

Preferred Method of Written Correspondence



Email



Fax



Mail

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)

Justin Hadley

Mailing Address of Authorized Person

1565 N. Main St.
Orem, UT 84057

Phone

801-592-1247

Fax

Email Address

justhadley@gmail.com

Preferred Method of Written Correspondence



Email



Fax



Mail

Property Information

Project Name

AT&T LTE Modification

Total Acreage

Current Zoning

DRR1

Approximate Address

3930 E. 2900 S.
Huntsville Snowbasin
Ski Resort

Land Serial Number(s)

Proposed Use

AT&T Wireless Modification

Project Narrative

AT&T proposes to remove & replace (4) four existing omni antennas on the rooftop of the old ski lodge building at Snowbasin Ski Resort. AT&T will replace the antennas with new LTE panel antennas. One equipment cabinet will be added to the existing concrete pad next to the lodge.

Basis for Issuance of Conditional Use Permit

Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.

That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

Property Owner Affidavit

I (We), _____, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____, 20 _____,

(Notary)

Authorized Representative Affidavit

I (We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this _____ day of _____, 20 _____, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

(Notary)

Please see
lease agreement
included on CD.



Weber County

Weber County Planning Division
www.co.weber.ut.us/planning
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
Voice: (801) 399-8791
Fax: (801) 399-8862

Conditional Use Permit Application

A conditional use application is required for conditional uses listed in the Weber County Zoning Ordinance zone regulations. This Conditional Use application identifies submittal requirements and processes for each desired conditional use.

22C-2. Conditional Use Permit

A Conditional Use Permit shall be required for all uses listed as Conditional Uses in the zoning regulations.

The applicant of a conditional use proposal shall be the recorded owner(s) or an authorized agent. The applicant must demonstrate that the contemplated use is compatible with the zoning ordinance standards and that the use would be essential or desirable to the public convenience or welfare in that area, that it will not impair the integrity and character of the surrounding property, or that the use can be made compatible by imposing conditions. These conditions may include, but are not limited to, the size, shape, location and topography of the site, the hours and days of operation, how to minimize environmental impacts such as noise and air pollution, location of vehicle access points, outdoor lighting, landscaping standards, fencing, water and wildlife protection, etc.

A pre-application meeting is required prior to application submittal; please call (801) 399-8791 to make an appointment. Date of pre-application review meeting: _____ Time: _____

- **Staff member assigned to process application:** _____

APPLICATION DEADLINE: Thirty (30) days prior to the applicable Planning Commission meeting

The Western Weber County Township Planning Commission holds their meetings on the 2nd Tuesday of the month.

The Ogden Valley Township Planning Commission holds their meetings on the 4th Tuesday of the month.

Application Submittal Checklist

The Planning Division will only accept complete applications with supporting documents as outlined below. Submitting an application does not guarantee that this application will be placed on the next Planning Commission agenda.

The following is required as part of the application form submittal:

- ☐ Complete Application Form
- ☐ A non-refundable fee made payable to Weber County (See *Fee Schedule*)
- ☐ Obtain signature of the owner(s) on the application and any authorized representatives
- ☐ All documents submitted in the application shall be accompanied by a PDF file of the respective document. All plans (including but not limited to site plans, architectural elevations/renderings, etc), and subsequent submittals and revisions, shall be accompanied by a full scale set of PDF files of the respective plans.



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- ☐ A site plan showing details and other requirements as outlined in the Weber County Zoning Ordinance Chapter 22C (Conditional Uses) Chapter 36 (Design Review), Chapter 24 (Parking and Loading Spaces), Chapter 25 (Motor Vehicle Access) Chapter 18C (Architectural, Landscape and Screening Design Standards).
- ☐ Written information demonstrating how the proposed conditional use permit meets the criteria found in 22C-4 and other review criteria (see *Review Criteria*).
- ☐ Culinary water and waste water letter

Fee Schedule

Property Zoning _____	Fee Required <u>\$125</u>
• <u>Conditional Use Permit</u> (Buildings less than 5,000 sq. ft.) in any Forest, Shoreline, Agricultural, Residential, Mobile Home Park, Gravel, Commercial, or Manufacturing Zone	\$225
• <u>Conditional Use Permit</u> (Buildings 5,000 sq. ft. or greater) in any Forest, Shoreline, Agricultural, Residential, Mobile Home Park, Gravel, Commercial, or Manufacturing Zone	\$225 + \$15 per 1,000 sq. ft.
• <u>Conditional Use Permit</u> for Planned Residential Unit Development (P.R.U.D.)	\$500
• <u>Conditional Use Amendments</u>	<u>\$125</u>

Purpose and Intent of Conditional Uses

The purpose and intent of Conditional Uses is to provide for additional review of uses to ensure compatible integration with the surrounding area.

Review Criteria

The Planning Commission shall approve, approve with conditions, or deny an application for a conditional use based on findings of fact with respect to each of the following criteria found in the Weber County Zoning Ordinance 22C-5-1-5 as follows:

22C-4. Criteria for Issuance of Conditional Use Permit

The Planning Commission shall not authorize a Conditional Use Permit unless evidence is presented to establish:

1. Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.
2. That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.



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Appeal Process

The decision of the Planning Commission may be appealed to the County Commission by filing such appeal within 15 days after the date of the decision of the Planning Commission.

The County Commission may uphold or reverse the decision of the Planning Commission and impose any additional conditions that it may deem necessary in granting an appeal. The decision of the County Commission shall be final.

For Your Information

Other Weber County Zoning Ordinance chapter requirements may apply to this Conditional Use as determined in the pre-application meeting.

Unless there is substantial action under a Conditional Use permit within a maximum period of one (1) year of its issuance, the Conditional Use Permit shall expire. The Planning Commission may grant a maximum extension of six (6) months under exceptional circumstances. Upon expiration of any extension of time granted by the Planning Commission, or failure to complete all conditions and requirements of the Conditional Use Permit within an eighteen (18) month period of time, the approval for the Conditional Use Permit shall expire and become null and void.

When an approved Conditional Use has been discontinued and/or abandoned for a period of one (1) year, the Conditional Use Permit becomes null and void. In order to restore the Conditional Use, a new application shall be filed for review and consideration by the Planning Commission.

This application can be filled out online at the following Planning Division web site: www.co.weber.ut.us/planning. Copies of the applicable Weber County Zoning Ordinances and other helpful information are also available at this web site.

SITE: SNOWBASIN

UTLO6014

FA#10088495



LTE

WALL MOUNT



4935 RIVERCAT ROAD, SUITE #400
TAYLORSVILLE, UTAH 84123

GENERAL DYNAMICS
Information Technology

800 LEVOY DRIVE, SUITE 200
SALT LAKE CITY, UTAH 84143
(801) 203-4141

Wasatch Electric
A Division of Dynalistic
An EMCOR Company

2455 WEST 1500 SOUTH, SUITE A
SALT LAKE CITY, UTAH 84104
(801) 487-4511 FAX (801) 487-5032

REV	DATE	DESCRIPTION
0	8/9/12	ISSUED FOR PERMIT
1	8/9/12	ISSUED FOR PERMIT
2	8/9/12	ISSUED FOR PERMIT
3	8/9/12	ISSUED FOR PERMIT
4	8/9/12	ISSUED FOR PERMIT
5	8/9/12	ISSUED FOR PERMIT
6	8/9/12	ISSUED FOR PERMIT
7	8/9/12	ISSUED FOR PERMIT
8	8/9/12	ISSUED FOR PERMIT
9	8/9/12	ISSUED FOR PERMIT

UTLO6014
SITE: SNOWBASIN
3930 EAST 2900 SOUTH
HUNTSMVILLE, UT 84317
WALL MOUNT ANTENNAS

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

ENGINEERING

2009 INTERNATIONAL BUILDING CODE
2011 NATIONAL ELECTRIC CODE
TIA-222-G OR LATEST EDITION

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A
MAINTENANCE PERSONNEL WILL NOT BE ON SITE. THE PROJECT
WILL NOT RESULT IN ANY SIGNIFICANT
DISTURBANCE OR EFFECT ON TRAFFIC. NO SIGNIFICANT
COMMERCIAL DAMAGE IS PROPOSED.

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF
ANTENNAS AND ASSOCIATED EQUIPMENT CABINETS FOR AT&T'S
WIRELESS TELECOMMUNICATIONS NETWORK.

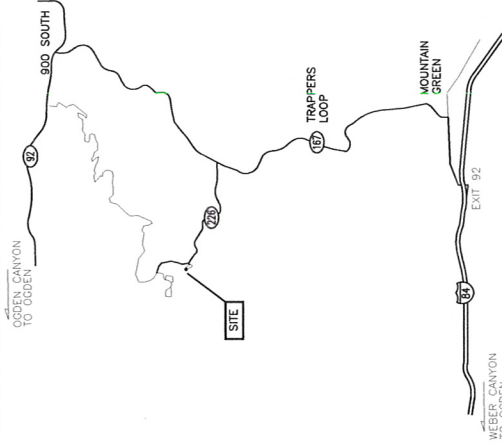
SITE INFORMATION

SITE ADDRESS: 3930 EAST 2900 SOUTH
HUNTSMVILLE, UT 84317
PROPERTY OWNER: SINGULAR OIL CORP.
COUNTY: WEBER
LATITUDE (NAD 83): 41° 12' 47.6" N
LONGITUDE (NAD 83): 111° 51' 13.6" W
ELEVATION (FEET): 5111.8076
SITE ACQUISITION CONTACT: CINDY HANKS
801-262-8141
RF ENGINEER: ENICO BARTHA
972-358-5732
CONSTRUCTION MANAGER: RUSS CAMPBELL
801-232-1278

CONTACT INFORMATION

AME DESIGN: WASATCH ELECTRIC
2455 WEST 1500 SOUTH, STE. A
SALT LAKE CITY, UT 84104
CONTACT: MARTY WORTHINGTON
PHONE: 801-487-4511

VICINITY MAP



DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE:
TAKE I-15 NORTH TO EXIT 324 (HWY 89). GO NORTH ON US-89 10.4 MILES, THEN TAKE I-84 EXIT AND GO UP WEBER CANYON
4.4 MILES. TAKE THE HUNTSMVILLE, SNOWBASIN EXIT (#92). GO TO HWY 167 ON NORTH SIDE OF FREEWAY, TURN EAST AND GO 1.5
MILES, THEN TURN LEFT (STILL HWY 167). GO ABOUT 5.5-6.0 MILES AND TURN LEFT ONTO SR-226. GO 2.4 MILES TO
SNOWBASIN SKI RESORT. THE SITE IS AT THE LODGE AT THE UPPER PARKING LOT.

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND
AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED
HEREIN. ANY CHANGES OR MODIFICATIONS MUST BE APPROVED BY THE LOCAL BUILDING DEPARTMENT
AND MAY IMPOSE CHARGES OR MODIFICATIONS.
AT&T WIRELESS COMPLIANCE REPRESENTATIVE _____ DATE _____
AT&T WIRELESS RF ENGINEER _____ DATE _____
GO SITE ACQUISITION _____ DATE _____
SITE ACQUISITION _____ DATE _____
PROPERTY OWNER _____ DATE _____
GO CONSTRUCTION MANAGER _____ DATE _____

RELATES TO IS STRICTLY PROHIBITED
ANY USE OR DISCLOSURE OTHER THAN AS IT
RELATES TO IS STRICTLY PROHIBITED
ANY USE OR DISCLOSURE OTHER THAN AS IT
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ANY USE OR DISCLOSURE OTHER THAN AS IT

DRAWING INDEX

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
C-1	SITE PLAN & EQUIPMENT LAYOUT
C-2	EXISTING SITE ELEVATION & ANTENNA LAYOUT
C-3	PROPOSED SITE ELEVATION & ANTENNA LAYOUT

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON
THE JOB SITE PRIOR TO BEGINNING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY
DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



UNDERGROUND SERVICE ALERT
CALL "BLUE STAKES OF UTAH"
(800) 882-4111
3 WORKING DAYS BEFORE YOU DIG

SITE PLAN
SCALE: 1" = 20'-0"

0 10' 20'

SCALE 1"=20'

GRAPHIC SCALE 11'x17"

IF SHEET IS NOT FULLY SHOWN, REFER TO GRAPHIC SCALE

EXISTING A/E ANTENNAS, ATTACHED TO ROOF OF EXISTING BUILDING. SEE ELEVATION VIEW ON SHEET C-2. EDGE, EXTEND ABOVE ROOF SHEET.

EXISTING BUILDING OUTLINE

SNOWBASIN SKI LODGE

SITE ACCESS RD

SPRINT EQUIPMENT AREA

1-MOBILE EQUIP.

A/E ANTENNA EQUIPMENT

17'-0" 10'-0" 13'-0" 10'-0" 11'-0" 16'-0" 22'-0" 0'-0" 0'-01"

Utility pole



SITE PLAN
SCALE: 1" = 20'-0"



SCALE: 1"=20'

GRAPHIC SCALE

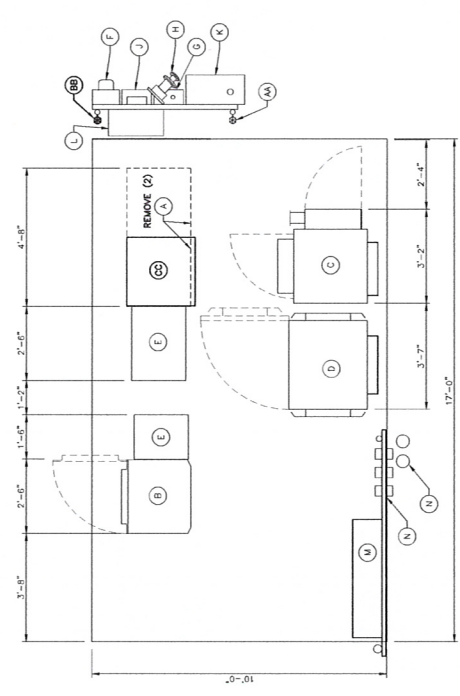
IF SHEET IS NOT PLOTTED 11'X17"
REFER TO GRAPHIC SCALE

KEY NOTES

- (A) EMPTY TDMA CABINETS (TO BE REMOVED)
- (B) EXISTING OUTDOOR GSM CABINET
- (AA) EXISTING GPS ANTENNA
- (BB) PROPOSED LTE GPS ANTENNA

KEY NOTES

- | | |
|-----|--|
| (A) | EXISTING GPS ANTENNA |
| (B) | PROPOSED LTE GPS ANTENNA |
| (C) | PROPOSED OUTDOOR PICTURE
12.95 Percent Cabinet (1C1D) |
-
- | | |
|---|---|
| A | EMPTY TOW CABINETS (TO BE REMOVED) |
| B | EXISTING OUTDOOR GSM CABINET |
| C | EXISTING ARGUS DC POWER CABINET |
| D | EXISTING OUTDOOR UMTS CABINET |
| E | EXISTING COAX ENTRY ENCLOSURE
(ON BULGO) |
| F | EXISTING UNDERGROUND CONDUITS TO ANTENNAS |
| G | EXISTING ELECTRIC METER |
| H | EXISTING AC POWER PANEL |
| I | EXISTING GENERATOR FLUG |
| J | EXISTING TRANSFER SWITCH |
| K | EXISTING TELCO CABINET |
| L | EXISTING EX11 CABINET |
| M | EXISTING FIBER DEMARK CABINET |
| N | EXISTING UMTS CABLE / DUPLER RACK |
| O | EXISTING CONDUITS W/4MM2 CABLES TO ANTENNAS |



EQUIPMENT LAYOUT
SCALE: 1/4" = 1'-0"

SHIPMENT LAYOUT
SCALE: 1/4" = 1'-0"



SCALE: 1/4"=1'-0"



GENERAL DYNAMICS
Information Technology

960 LEVOY DRIVE, SUITE 250
SALT LAKE CITY, UTAH 84123
(801) 263-8141



2455 West 1500 South, Suite A
SALT LAKE CITY, UTAH 84104
(801) 487-4545 FAX (801) 487-5322

REV	DATE	DESCRIPTION
A	5/23/12	ISSUED FOR REVIEW
0	6/6/12	ZONING DRAINAGE

UTLO6014
SITE: SNOWBASIN
3930 EAST 2900 SOUTH
HUNTSVILLE, UT 84317
WALL MOUNT ANTENNAS

SHEET TITLE
SITE PLAN
EQUIPMENT LAYOUT

SHEET NUMBER
C-1



4515 RIVERSIDE ROAD, SUITE #400
HUNTSVILLE, UT 84317



960 LEVOT DRIVE, SUITE 250
SALT LAKE CITY, UT 84123
(801) 253-1411



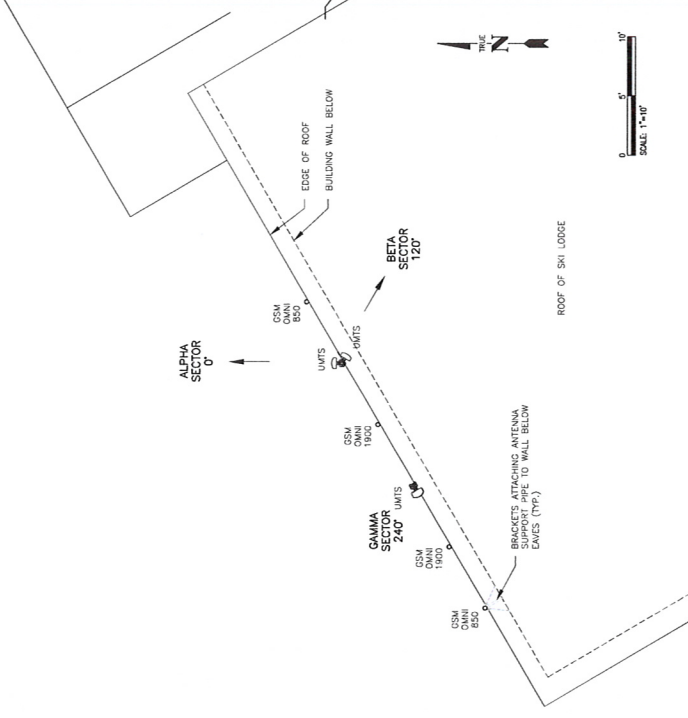
2455 West 1500 South, Suite A
HUNTSVILLE, UT 84317
(801) 487-4511 FAX (801) 487-5030

REV	DATE	DESCRIPTION
0	8/6/72	ISSUED FOR REVIEW
1	5/23/73	ISSUED FOR REVIEW

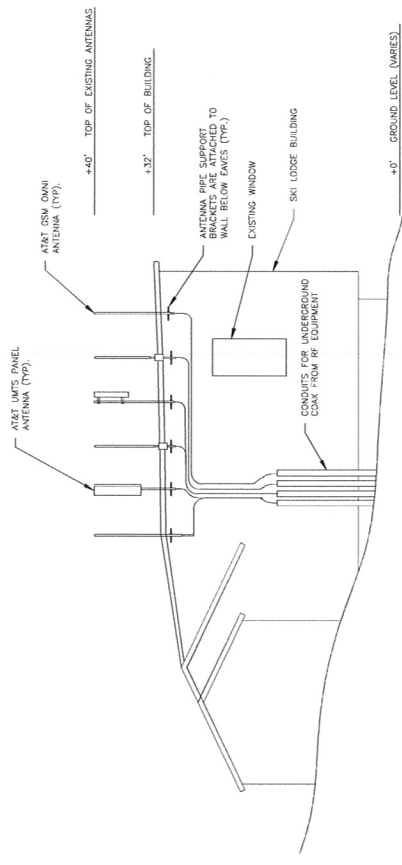
UTL06014
SITE: SNOWBASIN
3930 EAST 2900 SOUTH
HUNTSVILLE, UT 84317
WALL MOUNT ANTENNAS

SHEET TITLE
EXISTING SITE ELEVATION
& ANTENNA LAYOUT

SHEET NUMBER
C-2



EXISTING ANTENNA LAYOUT
SCALE: 1" = 10'-0"



EXISTING NORTH-WEST ELEVATION
SCALE: 1/16" = 1'-0"

NOTE: OUTDOOR GROUND EQUIPMENT IN
FOREGROUND NOT SHOWN.



SCALE: 1/16" = 1'-0"
GRAPHIC SCALE
IF SHEET IS NOT PLOTTED 11"X17"
REFER TO GRAPHIC SCALE



4353 RIVERBOAT ROAD, SUITE 1040
TAYLORSVILLE, UTAH 84123

GENERAL DYNAMICS
Information Technology

960 LEVON DRIVE, SUITE 250
SALT LAKE CITY, UTAH 84123
(801) 783-4141



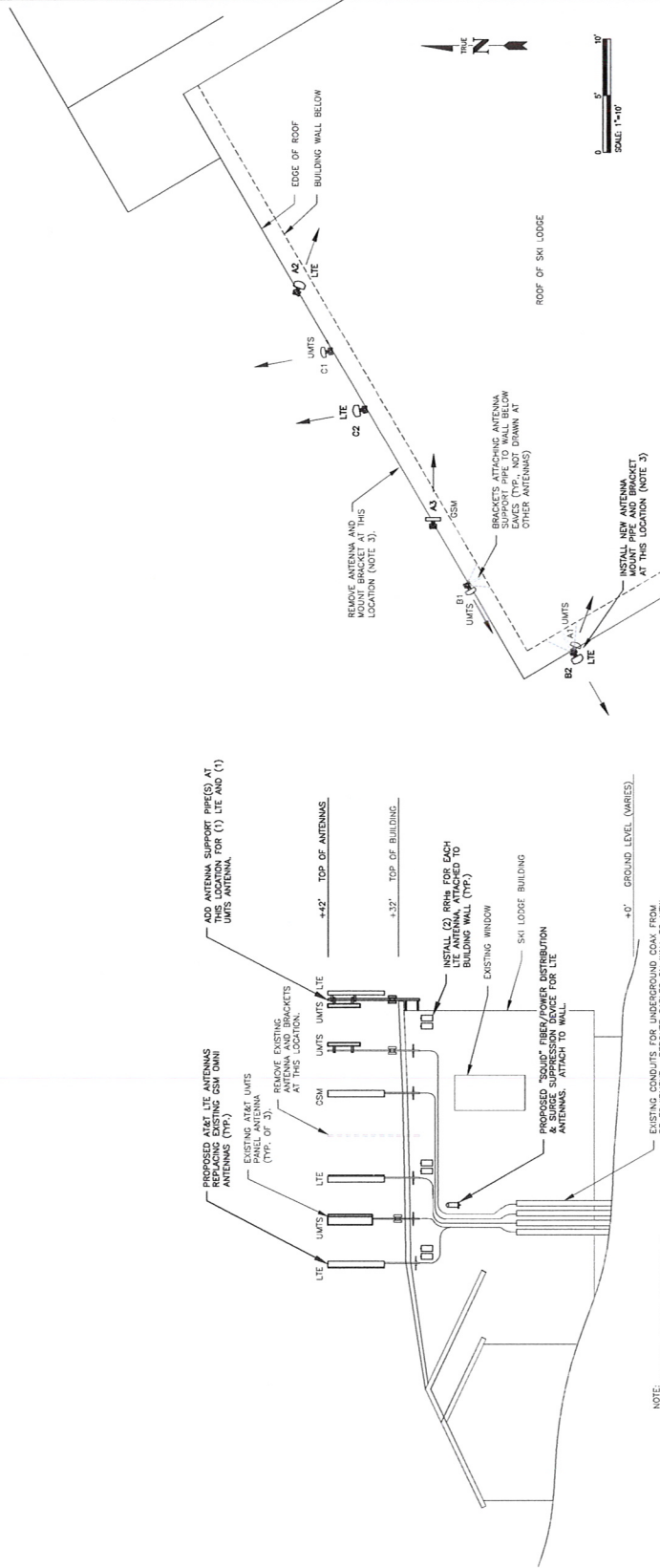
2455 West 1500 South, Suite A
SALT LAKE CITY, UTAH 84103
(801) 481-1144 / FAX (801) 481-5928

REV	DATE	DESCRIPTION
0	6/7/12	ISSUED FOR REVIEW
1	9/23/12	ISSUED FOR REVIEW

UTL06014
SITE: SNOWBASIN
3930 EAST 2900 SOUTH
HUNTSVILLE, UT 84317
WALL MOUNT ANTENNAS

SHEET TITLE
**PROPOSED SITE ELEVATION
& ANTENNA LAYOUT**

SHEET NUMBER
C-3



PROPOSED ANTENNA LAYOUT
SCALE: 1" = 10'-0"

SECTOR	ANTENNA TYPE	TECHNOLOGY	ANTENNA AZIMUTH	ANTENNA SIZE
A1	EXISTING ANTENNA	UMTS	110°	75.5h x 11.8w x 6.0d
A2	PROPOSED ANTENNA	LTE	110°	96.4h x 11.8w x 7.1d
A3	REPLACE EXISTING ANTENNA	GSM	90°	T.B.D. (8 FT.)
B1	EXISTING ANTENNA	UMTS	240°	75.5h x 11.8w x 6.0d
B2	PROPOSED ANTENNA	LTE	240°	96.4h x 11.8w x 7.1d
C1	EXISTING ANTENNA	UMTS	350°	75.5h x 11.8w x 6.0d
C2	PROPOSED ANTENNA	LTE	350°	96.4h x 11.8w x 7.1d

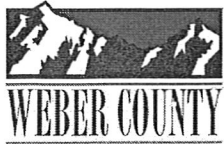
(NOTE 1)

NOTES:

- EXISTING (4) GSM OMNI ANTENNAS TO BE REPLACED BY (1) DUAL-BAND GSM PANEL ANTENNA AND 3 LTE PANEL ANTENNAS.
- EACH LTE ANTENNA TO HAVE (2) REMOTE RADIO HEADS (RRHs) AND (2) REMOTE RAN UNITS (RRUs) FOR REDUNDANCY.
- ONE EXISTING ANTENNA MOUNT BRACKET TO BE REMOVED, AND ONE ADDED AS SHOWN IN PROPOSED ANTENNA LAYOUT.
- EXISTING UMS PANEL ANTENNAS TO BE RELOCATED AS NEEDED TO POSITION SHOWN ON PROPOSED ANTENNA LAYOUT AND/OR ROTATED TO NEW AZIMUTH AS NEEDED.
- REMOVE EXISTING GSM AND GSM ANTENNAS AS NEEDED FROM ANY CONDUIT TO BUILD RRH AND ANTENNAS. REWORK ANY UNUSED GSM OR OLD TDMA COAX CABLES.

PROPOSED NORTH-WEST ELEVATION
SCALE: 1/16" = 1'-0"

0 8' 16'
SCALE 1/16"=1'-0"
GRAPHIC SCALE
IF SHEET CONTAINS DIMENSIONS
REFER TO GRAPHIC SCALE



WEBER COUNTY CMS RECEIPTING SYSTEM

OFFICIAL RECEIPT

cms314a
Page 1 of 1

*** REPRINT ***

Date: 31-JUL-2012

Receipt Nbr: 951

ID# 5664

Employee / Department: ANGELA MARTIN - 4181 - PLANNING
Monies Received From: GENERAL DYNAMICS INFO TECH
Template: PUBLIC WORKS
Description: CUP

The following amount of money has been received and allocated to the various accounts listed below:

Total Currency	\$	.00
Total Coin	\$	.00
Total Debit/Credit Card	\$	.00
Pre-deposit	\$	.00
Total Checks	\$	125.00
Grand Total	\$	125.00

Account Number	Account Name	Comments	Total
2012-01-4181-3419-0550-000	ZONING FEES		125.00
TOTAL \$			125.00

Check Amounts

125.00

Total Checks: 1

Total Check Amounts: \$ 125.00

*** SAVE THIS RECEIPT FOR YOUR RECORDS ***



Weber County Planning Division

WEBER COUNTY AGENCY REVIEW Of Conditional Use Permits

<u>PAPER</u>	<u>ELECTRONIC</u>	<u>AGENCY</u>
☐	☒	ENGINEERING
☐	☒	BUILDING INSPECTION
☐	☒	ASSESSORS
☐	☒	HEALTH
☐	☒	FIRE
☐	☐	ANIMAL CONTROL SERVICES

OTHER AGENCY REVIEW

<u>PAPER</u>	<u>ELECTRONIC</u>	<u>AGENCY</u>
☐	☐	<u>WEBER BASIN WATER CONS. DISTRICT</u>
☐	☐	<u>BONA VISTA WATER</u>
☐	☐	<u>CENTRAL WEBER SEWER DISTRICT</u>
☐	☐	<u>DIVISION OF AIR QUALITY</u>
☐	☐	<u>UTAH DEPT OF TRANSPORTATION</u>
☐	☐	<u>USFS OGDEN RANGER DISTRICT</u>
☐	☐	<u>WEDCORP (Jon Kasina)</u>

--If processing by paper, please respond to this review request by returning this form and the attached plan **within 14 days** to:

Weber County Planning Commission, 2380 Washington Blvd., Ste 240, Ogden, UT 84401-1473

--If processing through Miradi, submit your response **within 14 days**

-- If you have any questions or need further information, please call 399-8791, Fax 399-8862

Thank You, Kary Serrano