

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, February 8, 2010

CASE NUMBER: C15-2010-0004

____ Jeff Jack
____ Michael Von Ohlen
____ Nora Salinas
____ Bryan King
____ Leane Heldenfels, Chairman
____ Clarke Hammond, Vice Chairman
____ Heidi Goebel

APPLICANT: Norma Pena Raven

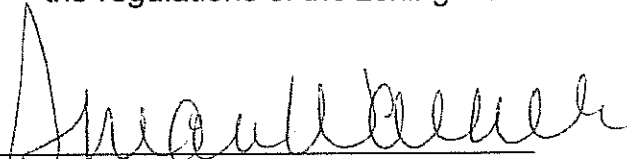
ADDRESS: 5914 LOST HORIZON DR

VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 0 feet in order to erect a Community Recreation use in an "SF-6", Townhouse and Condominium Residence zoning district.


BOARD'S DECISION: POSTPONE TO MAY 10, 2010 (RENOTIFY) *Applicant pulled from May to July 12, 2010. Item was left off Agenda by Error.*

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: *on July*
2. (a) The hardship for which the variance is requested is unique to the property in that: *Aug 9 mty.*
(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:



Susan Walker
Executive Liaison



Leane Heldenfels
Chairman

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, January 11, 2010

CASE NUMBER: C15-2010-0004

____y____ Jeff Jack
____y____ Michael Von Ohlen **Motion to PP to Feb 8, 2010**
____y____ Nora Salinas
____y____ Bryan King **Seconded the Motion**
____y____ Leane Heldenfels, Chairman
____y____ Clarke Hammond, Vice Chairman
____y____ Heidi Goebel

APPLICANT: Norma Pena Raven

ADDRESS: 5914 LOST HORIZON DR

VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 0 feet in order to erect a Community Recreation use in an "SF-6", Townhouse and Condominium Residence zoning district.

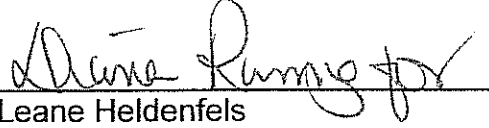
BOARD'S DECISION: MOTION TO POSTONE TO FEBRAURY 8, 2010 BY BOARD MEMBER VON OHLEN, SECONDED BY BOARD MEMBER KING, VOTE 7-0, POSTPONED TO FEBRUARY 8, 2010 FOR MORE INFORMATION, SITE PLAN AND DRAWINGS.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:

(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Susan Walker
Executive Liaison



Leane Heldenfels
Chairman

Julie Nelson & James M. Hicks
9536 Ketona Cove
Austin, Texas 78759
512-231-9324

January 11, 2010

The City of Austin
Board of Adjustment
Austin, Texas

RE: 5914 Lost Horizon CE 2010-0004

Dear Madam/Sir:

I write to support the issuance of a variance to allow a recreational facility to be expanded/built for Great Hills Country Club. My husband and I are members of the club and members of the neighborhood where the club is located. We want to say that we strongly support the club's request for a variance to allow them to expand the facilities. The property where the proposed changes are to be made is right next to the current tennis courts and the property is directly under some power lines. We drive by there at least 4 times a day and do not see any problems with the proposed changes. There is no other possible use for the land and it would not be an eyesore. I do not know what the problem is with the folks who are against the issuance of the variance, but it could be that they are not members of the club and do not want to see any changes made. I for one would welcome the ability to use the recreational facility and my husband and I live less than a quarter of a mile from the proposed facility.

Please grant the variance for this proposal and we can get some badly needed improvements. Thank you for your help in this matter. Do not hesitate to call me on my cell phone if you have any questions: 658-0710.

Sincerely,

A handwritten signature in black ink, appearing to read "Julie Nelson", with a stylized, flowing script.

Julie Nelson
/jn

Ramirez, Diana

0004

C3

From: norma raven [nraven@austin.rr.com]
Sent: Thursday, February 04, 2010 9:22 AM
To: Ramirez, Diana; Walker, Susan
Subject: Indefinite Postponement

On behalf of the owners at Great Hills Country Club we respectfully request an indefinite postponement of the BOA variance from the front building setback in order to meet with two other Neighborhood Association of interest. As it turns out we are within the boundaries of three different Associations and have only met with one of them. We have been invited to give our presentation to a second next month. Please let me know what is required of us to file for this Indefinite Postponement.

Thank-You,
Norma Raven 789-4393
Sent via BlackBerry from T-Mobile

PUBLIC HEARING INFORMATION

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- appearing and speaking for the record at the public hearing; and:
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- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

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Case Number: C15-2010-0004 - 5914 Lost Horizon Drive

Contact: Susan Walker 974-2202

Public Hearing:

Board of Adjustment: Jan 11, 2010

Dwayne Cyder

Your Name (please print)

5700 Raindrop Cv, Austin 78759

Your address(es) affected by this application

Dwayne Cyder

Signature

1/15/10

Date

Daytime Telephone: 346-4355

Comments:

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 2nd Floor

C/O Susan Walker

P. O. Box 1088

Austin, TX 78767-8810

☒ I am in favor
☐ I object

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Case Number: C15-2010-0004 - 5914 Lost Horizon Drive

Contact: Susan Walker 974-2202

Public Hearing:

Board of Adjustment: Jan 11, 2010

Your Name (please print) LINDA YEAGY

☒ I am in favor
☐ I object

Your address(es) affected by this application 6500 SKINNER COVE AUSTIN 78759

Linda Yeagy 1/12/2010
Signature Date

Daytime Telephone: 512 484-1796

Comments:

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Case Number: C15-2010-0004 - 5914 Lost Horizon Drive
 Contact: Susan Walker 974-2202
 Public Hearing:
 Board of Adjustment: Jan 11, 2010

Daniel Garcia
 Your Name (please print) ☐ I am in favor ☒ Object

5609 Bluegrass
 Your address(es) affected by this application

[Signature] 1-22-10
 Signature Date

Daytime Telephone: 512-775-0108

Comments: I prefer not to have
commercial property so close
to my home

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 C/O Susan Walker
 P. O. Box 1088
 Austin, TX 78767-8810

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Case Number: C15-2010-0004 - 5914 Lost Horizon Drive

Contact: Susan Walker 974-2202

Public Hearing:

Board of Adjustment: Jan 11, 2010

Patricia Chapman

Your Name (please print)

6104 Lost Horizon Dr. Austin

Your address(es) affected by this application

Patricia Chapman

Signature

Date

Daytime Telephone: *512 422-5589*

Comments:

too much noise & traffic on Lost Horizon Dr. too many speeding drivers to increase safety children walking & riding bikes

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C/O Susan Walker

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: C15-2010-0004 - 5914 Lost Horizon Drive

Contact: Susan Walker 974-2202

Public Hearing:

Board of Adjustment: Jan 11, 2010

Johnny and Diane King

Your Name (please print)

☐ I am in favor
☒ I object strongly

9805 Trivelpiece Lane Austin TX 78759

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone: 512-415-6063

Comments: This is a residential neighborhood
first and foremost. No buildings should
have a 6 foot setback. Growth in
country club is already enough of a
disruptive factor on the area. Their golf
course drive dangerously on city streets and
lack of parking lot at their tennis course
creates a dangerous traffic situation where
cars park on both sides of the street.

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C/O Susan Walker

P. O. Box 1088

Austin, TX 78767-8810

Julie Nelson & James M. Hicks
9536 Ketona Cove
Austin, Texas 78759
512-231-9324

January 11, 2010

The City of Austin
Board of Adjustment
Austin, Texas

RE: 5914 Lost Horizon CE 2010-0004

Dear Madam/Sir:

I write to support the issuance of a variance to allow a recreational facility to be expanded/built for Great Hills Country Club. My husband and I are members of the club and members of the neighborhood where the club is located. We want to say that we strongly support the club's request for a variance to allow them to expand the facilities. The property where the proposed changes are to be made is right next to the current tennis courts and the property is directly under some power lines. We drive by there at least 4 times a day and do not see any problems with the proposed changes. There is no other possible use for the land and it would not be an eyesore. I do not know what the problem is with the folks who are against the issuance of the variance, but it could be that they are not members of the club and do not want to see any changes made. I for one would welcome the ability to use the recreational facility and my husband and I live less than a quarter of a mile from the proposed facility.

Please grant the variance for this proposal and we can get some badly needed improvements. Thank you for your help in this matter. Do not hesitate to call me on my cell phone if you have any questions: 658-0710.

Sincerely,

A handwritten signature in cursive script, appearing to read "Julie Nelson", with a long horizontal flourish extending to the right.

Julie Nelson
/jn

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Contact: Susan Walker 974-2202

Public Hearing:

Board of Adjustment: Jan 11, 2010

SATELITA THUM

Your Name (please print)

5811 FAIR CREEK PARKWAY

Your address(es) affected by this application

Satula Hyun 1/04/10

Signature

Date

Daytime Telephone: _____

Comments: 1) PRESENTS HAZARDS TO SAFETY IN THE AREA. NO REASON TO BE A CLOSER THAN 15'. 2) SETBACK TOTALLY OVERLAPPS WITH ALL OF THE DEVELOPMENT STANDARDS OF HOMEOWNERS ASSOCIATIONS IN THE AREA. 3) SETBACK WILL SET PRECEDENT FOR SINGULAR UNBROKEN DEVELOPMENT WITH SETBACK AS NEW HOMES BUILT.

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Austin, TX 78767-8810

<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
--

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Contact: Susan Walker 974-2202

Public Hearing:

Board of Adjustment: Jan 11, 2010

Lucretia Davis-Simale
Your Name (please print)

☐ I am in favor
☒ I object

6105 Lost Horizon Dr
Your address(es) affected by this application

Lucretia Davis-Simale Jan 04, 2010
Signature Date

Daytime Telephone: 512-346-1026

Comments: THESE APPEALS TO BE NO
LEGITIMATE REASON TO SUE THIS APPLICATION
FOR A VARIANCE. THIS VARIANCE WOULD
OBSCURE VISION FOR PERSONS GOING EAST TO
INTERSECT WITH LUCRETIA DRIVE. PRE SERVING
THE 25 FEET MINIMUM WOULD ENSURE
AN UN OBSTRUCTED VIEW OF SURROUNDING
TRAFFIC.

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Case Number: C15-2010-0004 - 5914 Lost Horizon Drive

Contact: Susan Walker 974-2202

Public Hearing:

Board of Adjustment: Jan 11, 2010

Jean Yand
Your Name (please print)

6205 Le St Apt 207

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone: 512-466-4811

Comments: That set back is important to that area because of the deer. There are so many deer in the area crossing the street. If we decrease the set back the deer will be more likely to be in the road and causing vehicle dangers

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C/O Susan Walker

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: C15-2010-0004 - 5914 Lost Horizon Drive

Contact: Susan Walker 974-2202

Public Hearing:

Board of Adjustment: Jan 11, 2010

ITOI # HANGING NATURE

Your Name (please print)

6608 LOST HORIZON DR

Your address(es) affected by this application

Theresa Walker

Signature

Date

Daytime Telephone: 512-507-7902

Comments: It looks very ugly w/ zero
street setback.

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 2nd Floor

C/O Susan Walker

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C15-2010-0004 - 5914 Lost Horizon Drive

Contact: Susan Walker 974-2202

Public Hearing:

Board of Adjustment: Jan 11, 2010

Freddy Mercado

Your Name (please print)

5811 Lost Horizon Dr. Austin TX 78759

Your address(es) affected by this application

Freddy Mercado

Signature

01-06-2010

Date

Daytime Telephone: 512 - 626 8303

Comments: I disagree completely the variance of the setback from 25' to 0. It's going to create a negative impact next to my property and affect the value of my property

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P. O. Box 1088

Austin, TX 78767-8810

To: Susan Walker
From: 1) Beverly Butrum 5915 Lost Horizon
2) Terrence + Kim Sherry 6000 Chictara

We are unable to make the meeting
tonight with our work schedules
(need more than a week & half notice
but wanted you to know that
both my husband & I, & my mother
who lives across the street strongly
object to the Case# C15-2010-0004
being discussed tonight.

Thank you for
any consideration

Kim Sherry
cell 810-2546

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Case Number: C15-2010-0004 - 5914 Lost Horizon Drive
Contact: Susan Walker 974-2202
Public Hearing:
Board of Adjustment: Jan 11, 2010

TERENCE & Kim Sherry
Your Name (please print) We ☐ I am in favor ☒ I object

6000 Chictara Cove strongly!
Your address(es) affected by this application

Kim Sherry
Signature Date

Daytime Telephone: (512) 340-0191

Comments: We disagree strongly with allowing a 02 story commercial building to be built in our residential neighborhood. Additionally that is the entry to our neighborhood & to let them build without any setback from the street will ruin the look & value of our neighborhood.

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C/O Susan Walker
P. O. Box 1088
Austin, TX 78767-8810

Thank you for your comments.

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Case Number: C15-2010-0004 - 5914 Lost Horizon Drive

Contact: Susan Walker 974-2202

Public Hearing:

Board of Adjustment: Jan 11, 2010

Beverly Butrum
Your Name (please print)

5914 LOST HORIZON

Your address(es) affected by this application

Kimberly C. Butrum
Signature Date *Jan 9/2010*

Daytime Telephone: *(512) 342-9292*

Comments: *I live on Lost Horizon*

I do not want a commercial building with no set back from the road on my street. This is a residential neighborhood so it seems inappropriate

Thank you!

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City of Austin-Planning & Development Review Department/ 2nd Floor

C/O Susan Walker

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: C15-2010-0004 -- 5914 Lost Horizon Drive
 Contact: Susan Walker 974-22202
 Public Hearing:
 Board of Adjustment: Jan 11, 2010

Raymond Garcia
 Your Name (please print)

☐ I am in favor
☒ I object

9601 Bluegrass Drive Austin TX 78759
 Your address(es) affected by this application

Ray Garcia 1-5-2010
 Signature Date

Daytime Telephone: 512-372-9942

Comments: Attached,

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 2nd Floor
 C/O Susan Walker
 P. O. Box 1088
 Austin, TX 78767-8810

January 6, 2010

Case Number: C15-2010-004 – 5914 Lost Horizon Drive

Attn: Susan Walker – City Planning/2nd Floor

Comments: In addition to the extremely short notice period (5 normal business days), I find that the above setback variance request to be purposefully misleading. The GHGC does not intend to erect a community center on this site. They claim (via Norma Raven) that they are going to build a commercial two story Tennis club building. Not only do I not want a commercial building erected adjacent to my property, I worry that once the setback variance is approved, the lot would be used for a different purpose or even sold.

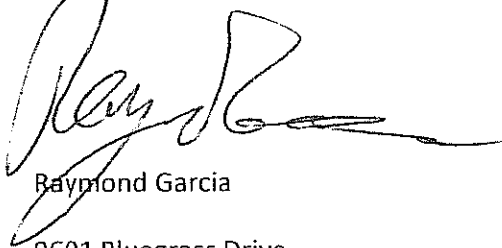
I also wonder how the GHGC would be allowed to build under the power line easements; as my residential lot has the same easements and I was not allowed.

Approving this variance will negatively impact my enjoyment of (will obstruct my view of the natural surroundings) and the value of my property. My property line extends to with-in 100 feet of the lot seeking the variance. I specifically purchased this property because of SF-6 zoning and the required setbacks.

After discussing the matter with some of my neighbors, we agreed that if the setback variance is not acceptable and if approved, we would jointly seek our legal recourse.

Please do not approve the variance!

Sincerely,

A handwritten signature in black ink, appearing to read 'Ray Garcia', with a long horizontal flourish extending to the right.

Raymond Garcia

9601 Bluegrass Drive

Austin, Texas 78759

512-372-9942

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Case Number: C15-2010-0004 – 5914 Lost Horizon Drive

Contact: Susan Walker 974-2202

Public Hearing:

Board of Adjustment: Jan 11, 2010

RON WALKER

Your Name (please print)

5703 Cedar Creek 78755

Your address(es) affected by this application

Jan Walker

Signature

3 Aug 10
Date

Daytime Telephone:

241-0566

Comments:

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P. O. Box 1088

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 Contact: Susan Walker 974-2202
 Public Hearing:
 Board of Adjustment: Jan 11, 2010

SIERRE CLARK

Your Name (please print)

5703 Lenora Lane 78755

Your address(es) affected by this application

Sierra

Signature

1 Jan 10

Date

Daytime Telephone: 577-2150

Comments:

<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
--

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 P. O. Box 1088
 Austin, TX 78767-8810

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Contact: Susan Walker 974-2202

Public Hearing:

Board of Adjustment: Jan 11, 2010

Daniel L. Strait

Your Name (please print)

6302 Lost Horizon Dr

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone:

346-0435

Comments:

The setback for the parcel I had bought was different than the present as it did take over all the front yard that was previously Great Hiker City Club owned. Have taken the zoning into account before they purchased the parcel of land.

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Case Number: C15-2010-0004 – 5914 Lost Horizon Drive

Contact: Susan Walker 974-2202

Public Hearing:

Board of Adjustment: Jan 11, 2010

Oscar Carmena

Your Name (please print)

5909 Raindrop Cove

Your address(es) affected by this application



Signature

Daytime Telephone: 512-785-3414

Date

01/04/10

Comments:

☐ I am in favor
☒ I object

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P. O. Box 1088

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Case Number: C15-2010-0004 – 5914 Lost Horizon Drive

Contact: Susan Walker 974-22202

Public Hearing:

Board of Adjustment: Jan 11, 2010

Mary Helen Rentena
Your Name (please print)

5709 Raindrop Cove
Your address(es) affected by this application

MH + RF
Signature

01/04/10
Date

512-346-4673
Daytime Telephone:

Comments:

☐ I am in favor
☒ I object

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P. O. Box 1088

Austin, TX 78767-8810

CASE # C15-2010-0004
ROW # _____

**CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE**

WARNING: Filing of this appeal stops all affected construction activity.

**PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED
INFORMATION COMPLETED.**

STREET ADDRESS: 5914 Lost Horizon Drive

LEGAL DESCRIPTION: Subdivision – GREAT HILLS STREET DEDICATION "C"

Lot(s) 2 Block _____ Outlot _____ Division _____

I Norma Peña Raven on behalf of myself as authorized agent for

Great Hills Country Club affirm that on Dec 7, 2009,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

☒ X ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

Of a 2-story 3,600 sf building foot print for a restroom/locker room club house assessor use
to the tennis courts/community recreation within the front 25' building setback line

in a SF-6 district.
(zoning district)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

The topography of the land slopes and drops to the rear of the property making it unusable to development. The only buildable area for a structure is at the front of the lot.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

Although the track is seven acres a large portion of the land contains slopes of 25% and slopes greater than 35% that would require the structure to be built toward the front of the lot.

The structure will be used as a restroom/locker room for the existing and future tennis courts. Currently the players have to use the facilities across the street at the Country Club about 100 yards from the tennis courts.

- (b) The hardship is not general to the area in which the property is located because:

There are a 100' Austin Energy Easement and a 100' LCRA Easement that lies across the flat buildable area of this tract. A second story structure is restricted in height to meet the overhead setback requirements for the overhead power lines. In addition to the overhead clearance for the power lines there are large transformer pads for the power lines that restrict the placement for any construction. The objective here is to place the tennis courts underneath the power lines and construction the restrooms/locker room towards the front of the lot away from the overhead lines.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Pursuant to Section 25-2-837 of the LDC Community Recreation use is allowable within the SF-6 District. The property is owned by the Great Hills County Club which already has two existing courts on an adjacent lot that are being used by the residents club members. The proposed structure will only be two-stories in height which is consistent with all of the surrounding buildings in this area.

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

NOT APPLICABLE

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

NOT APPLICABLE

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

NOT APPLICABLE

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NOT APPLICABLE

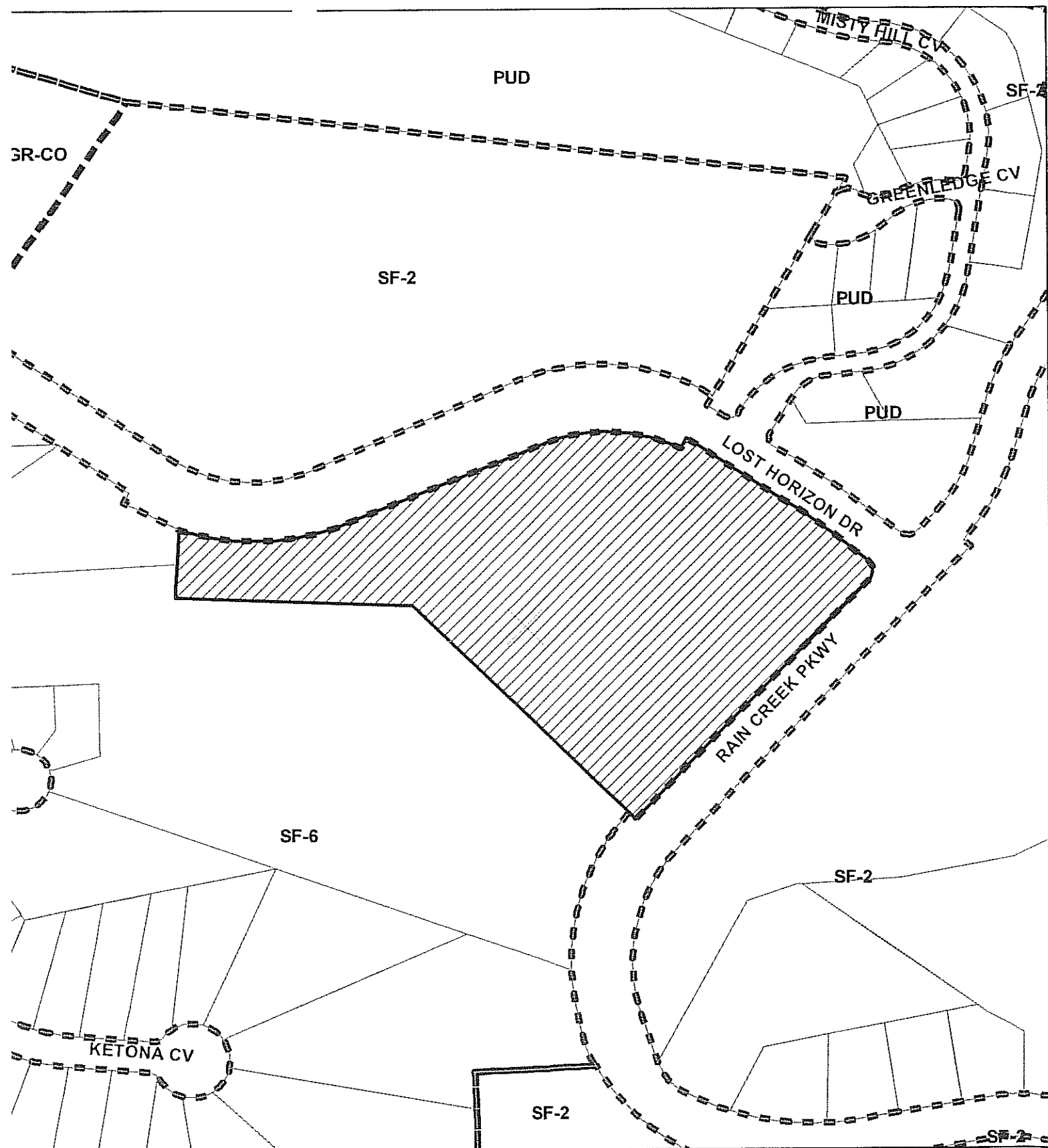
NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Norma Peña Raven Mail Address 4605 Tobago Cove

City, State & Zip Austin, Texas 78734-2342

Printed Norma Peña Raven Phone (512) 789-4393 Date 12/04/2009



1" = 100'



SUBJECT TRACT



ZONING BOUNDARY

BOARD OF ADJUSTMENT

CASE#: C15-2010-0004
 ADDRESS: 5914 LOST HORIZON DR
 GRID: H33
 MANAGER: SUSAN WALKER



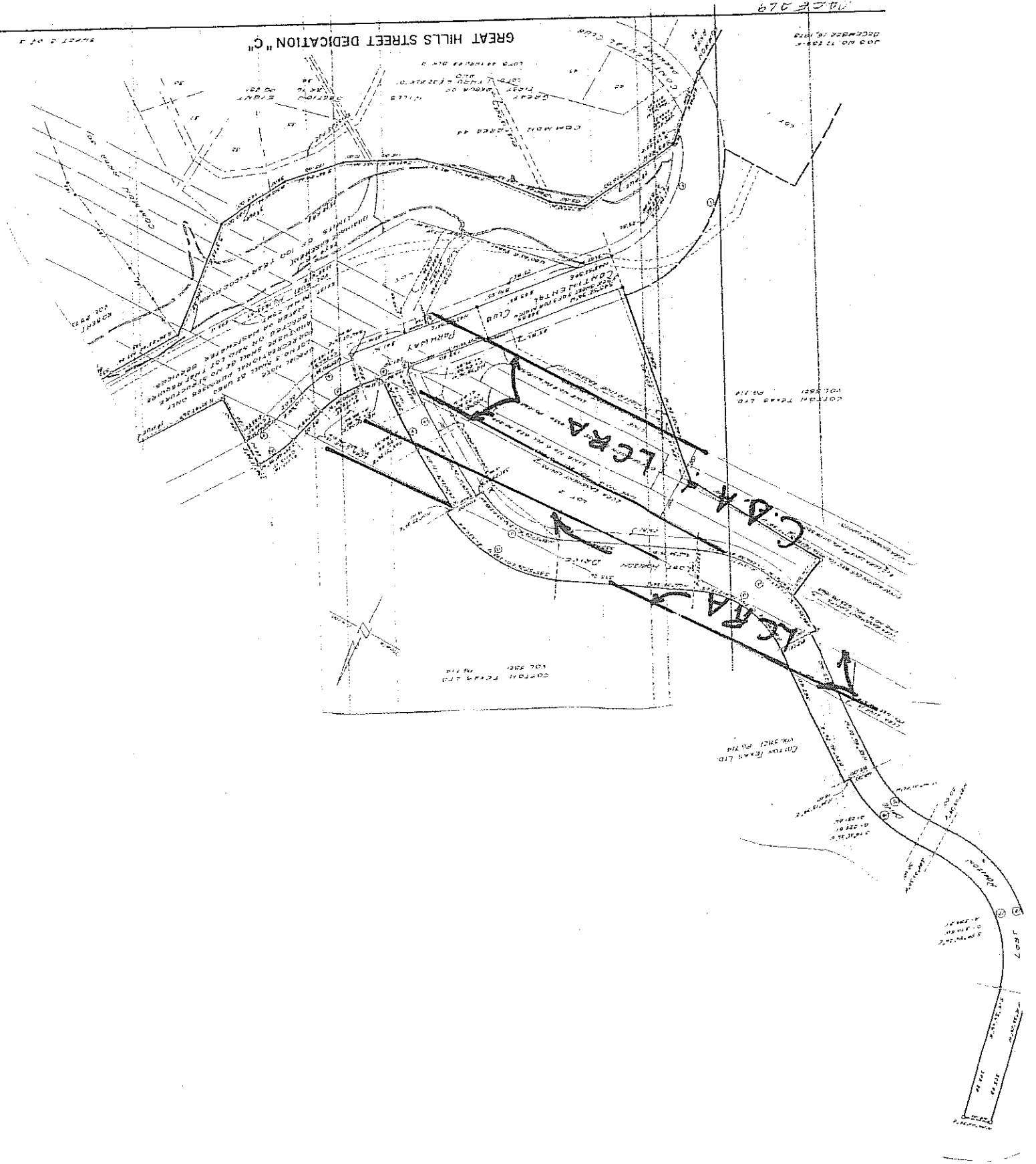
This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
 No warranty is made by the City of Austin regarding specific accuracy or completeness.

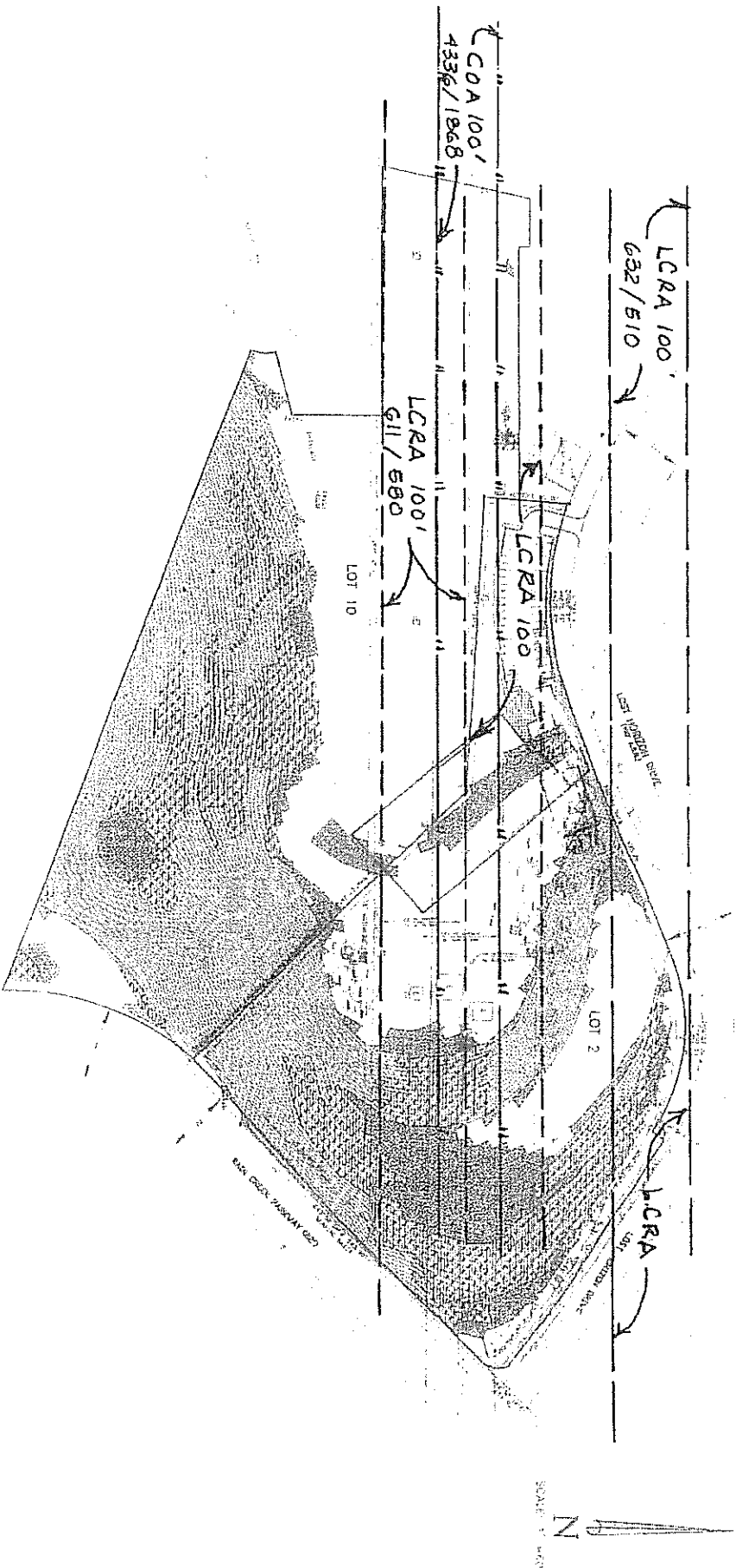
670370

JOS NO 12 1974
DECEMBER 16 1974

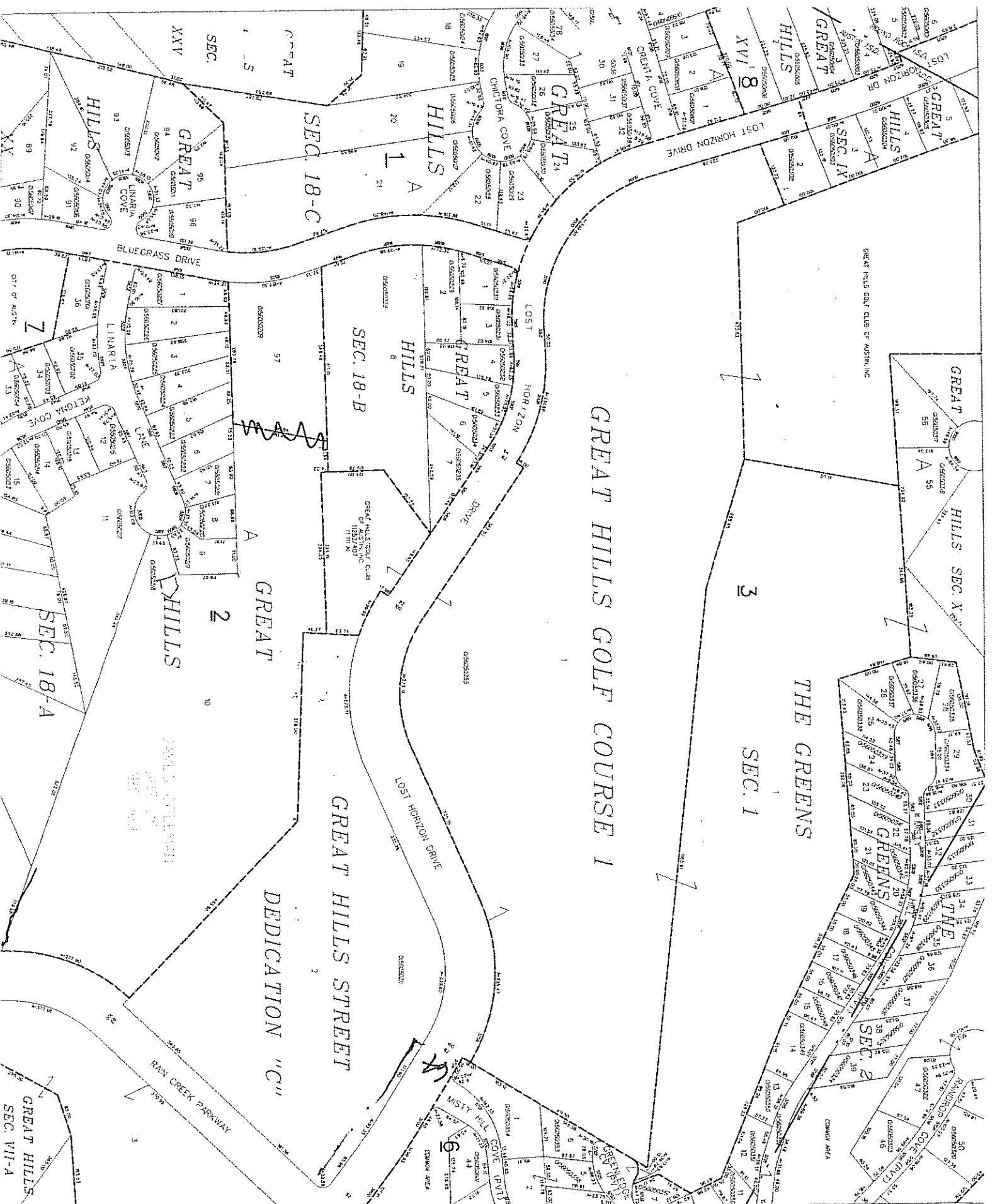
GREAT HILLS STREET DEDICATION "C"

SHEET 2 OF 2





Great Hills Country Club
5914 Lost Horizon Drive



REVISIONS
09/10/2003 #10

ABSTRACTS
AUSTIN COUNTY COLLECT
AUSTIN GD
CITY OF AUSTIN
ROAD BOOK 50
TRANS COUNTY

TRAVIS CENTRAL APPRAISAL DISTRICT
8314 Cross Park Drive
Austin, Tx 78754
Internet Address WWW.TRAVISCAD.ORG
Main Telephone Number (512)834-9317
Fax Number (512)835-5371

P.O. Box 149012
Austin, Tx 78714
Appraisal Information (512)834-9138
TOD (512)836-3328

MAP NO.
15605

15807 15805 15803
15802 15801 15800
15407 15406 15405

1" = 400' MAP

0
100
SCALE