

**Lynn Richardson**

**From:** Nick Robinson [robinson@bradshawrobinson.com]  
**Sent:** Wednesday, March 15, 2006 11:52 AM  
**To:** Lynn Richardson  
**Cc:** Keith Megginson  
**Subject:** Booth Mountain CUP Revisions

Lynn:

I understand you had an inquiry from a resident in the Booth Hill Subdivision regarding whether the proposed CUP revision for Booth Mountain includes any substantive changes to setbacks and buffers along the boundary with the Booth Hill Subdivision and also along Herndon Creek Ravine.

The answer is "no." The purpose of the requested revision is simply to relocate the amenity area from the Estates section to the Neighborhood section. Since the Estate Section is private and gated, it makes more sense for the amenity area to be located in a public area. Further, it is believed that the biggest users of the amenity area will be owners in the Neighborhood and Village sections, both of which are accessed from Jack Bennett Road.

The only true substantive effect of moving the amenity area is that number of lots in the Neighborhood section has been reduced from 39 lots down to 34 and the number of lots in the Estates section has been increased from 88 lots to 93. The lot lines shown on the map accompanying the request are for informational purposes. The only object of this application is to move the amenity area and to approve the change in the number of lots in the two sections.

It is important to remember that this request is just a request to revise the CUP and the approved sketch design. This is not a request to seek approval of a preliminary plat for the first phase of Booth Mountain. Lot layouts often can and do change between sketch design and preliminary/final platting. The important thing, though, is that all conditions regarding buffers and setbacks will be adhered to.

All buffers, including the 150' buffer required along most of the Booth Hill adjoining line as well as the 200 foot Herndon Creek Ravine buffer will be adhered to. In addition, the no-build setback lines set forth in the conditions of the CUP will, of course, be adhered to. While the lot numbers may change between sketch design approval and preliminary/final plat approval, the buffers and conditions will be imposed irrespective of the lot numbers that are finally established.

As to the location of stormwater ponds, we are not requesting approval of any changes. Those locations can and often do change between sketch design and preliminary/final plat stage because we will develop much more concrete information about grades, slopes and appropriate locations as we move through the process. The intent is not to seek or obtain approval of any such changes at this time.

I hope this responds to the inquiry.

Nick

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