

October 31, 2006

VA-2006-06

Greenville County Planning
301 University Ridge, Suite 400
Greenville, SC 29601

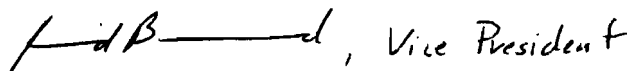
Re: Request for Variance

Dear Sirs/Madams:

This letter is to request a variance to plan and construct a group residential development in an un-zoned area of Greenville County, South Carolina. This proposed development will comprise approximately 40 townhomes on 5.87 acres. 1.60 acres of the project lies in Greenville County (PIN # 0624120100200), while the remaining 4.27 acres lies in Spartanburg County. Approximately 12 of the 40 units will be located in Greenville County. Access will be off Ridge Road (S23-902). Ridge Road is known as Blockhouse Road in Spartanburg and Polk counties.

Please let me know what additional information, if any, you may require. Thank you for your consideration of this request.

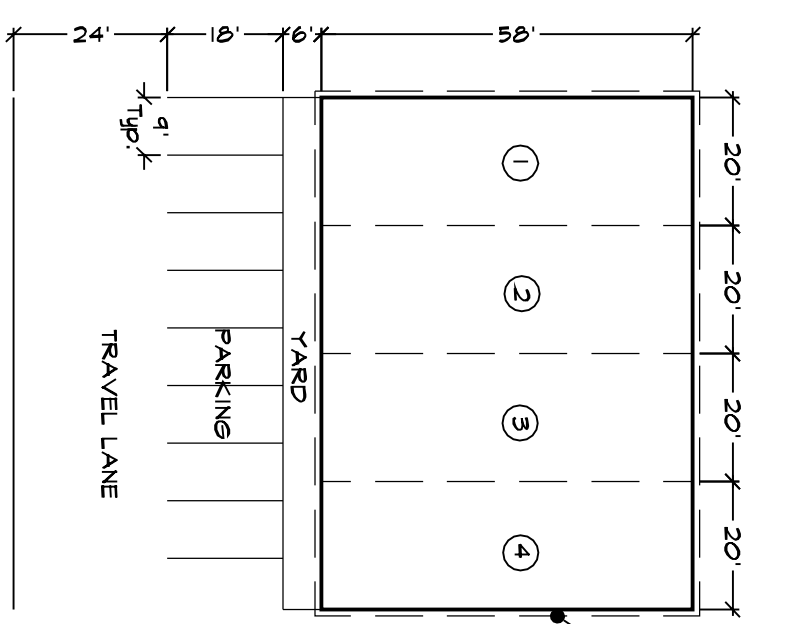
Sincerely,

 , Vice President

Hamid Boroumand
Phoenix Ventures, Inc.

P.O. Box 1719
San Juan Capistrano, CA 92693 -1719

714-799-7450

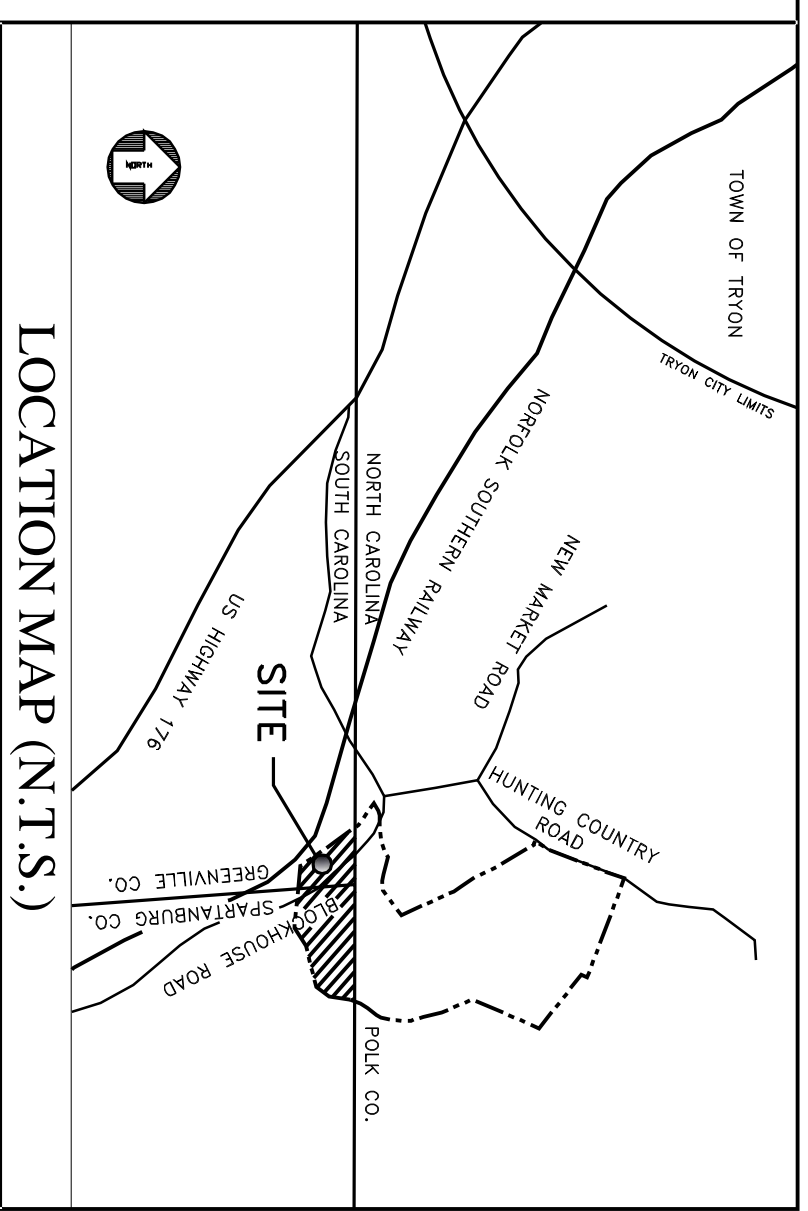


TYPICAL TOWNHOME PLAN (PRELIMINARY)
Scale: 1" = 30'-0"

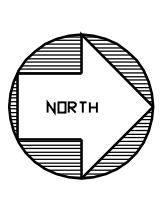
PROPOSED PROPERTY LINE FOR BUILDING FOUNDATION ALL SPACES TOWNHOMES TO BE TWO STORES

PROJECT SUMMARY	
Total Project Area	±5.27 AC.
Address	406-2420/00200
City/Town	Greenville Co.
Existing Zoning	Unzoned
Proposed Use	44 (10 in Greenville Co.) Residential - Townhomes
Project	Public (SWS-555D)
Sewer	Public (SWS-555D)

-No portion of the site is within the 100 yr floodplain.
-Project is located in the extreme northeast corner of Greenville County between the towns of Ludlum, SC & Tryon, N.C.
-Open Space and Common Properties to be maintained by a Property Owners Association.



LOCATION MAP (N.T.S.)



GREENVILLE COUNTY
SPARTANBURG COUNTY

THE BLOCKHOUSE AT TRYON
OWNER/DEVELOPER
PHOENIX VENTURES, INC.
SAN JUAN CAPISTRANO, CA 92663
714 799-7450

LAND PLANNER/
LANDSCAPE
ARCHITECT
LUTHER E. SMITH & ASSOCIATES, P.A.
129 THIRD AVENUE WEST
HENDERSONVILLE, NC 28792
828 697-2307

CIVIL ENGINEER
VAUGHN & MELTON CONSULTING ENGINEERS
245 EAST BIRCHWOOD ROAD, SUITE 7
SPARTANBURG, SC 29301
864 574-4775

SUPERVISOR
LAVENDER, SMITH & ASSOCIATES, INC.
2900 EAST MAIN STREET
SPARTANBURG, SC 29307
864 579-0067

Submitted to Greenville County Planning Commission
for Preliminary Plan Approval October 31, 2006

THE BLOCKHOUSE
at TRYON
TYPE OF DEVELOPMENT:
GROUP RESIDENTIAL - TOWNHOMES

GRAPHIC SCALE



10-31-2006	RPG
Date	Drawn By:
04-10	LES
Job No.	Checked By:
	Revisions

Preliminary Plan - (Greenville County Portion)
The Blockhouse at Tryon
GREENVILLE COUNTY, SOUTH CAROLINA

Luther E. Smith & Associates, P.A.
LAND PLANNING · LANDSCAPE ARCHITECTURE
129 Third Avenue West
Hendersonville, NC 28792
Phone (828) 697-2307
Fax (828) 697-8458
E-mail ladesign@bellsouth.net

