Town of Christiansburg, Virginia 24073

100 East Main Street ~ Telephone 540-382-6128 ~ Engineering Fax 540-381-7238

ESTABLISHED
NOVEMBER 10, 1792

INCORPORATED
JANUARY 7, 1833

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TOWN ATTORNEY
GUYNN, MEMMER &
DILLON, P.C.

Town of Christiansburg
Planning Staff Report

Public Hearing Date: Tuesday, May 3, 2011
Application Type: Conditional Use Permit Request
Applicant: Verizon Wireless (acting as agent for property owner PR Financing Limited Partnership)
Location: 100 New River Road (tax parcel 435 – ((A)) – 41)

The Town of Christiansburg has received Conditional Use Permit request by Verizon Wireless (acting as agent for property owner PR Financing Limited Partnership) for a 94-foot tall telecommunications monopole at 100 New River Road (tax parcel 435 – ((A)) – 41) in the B-3 General Business District. The public hearing is set for May 3, 2011.

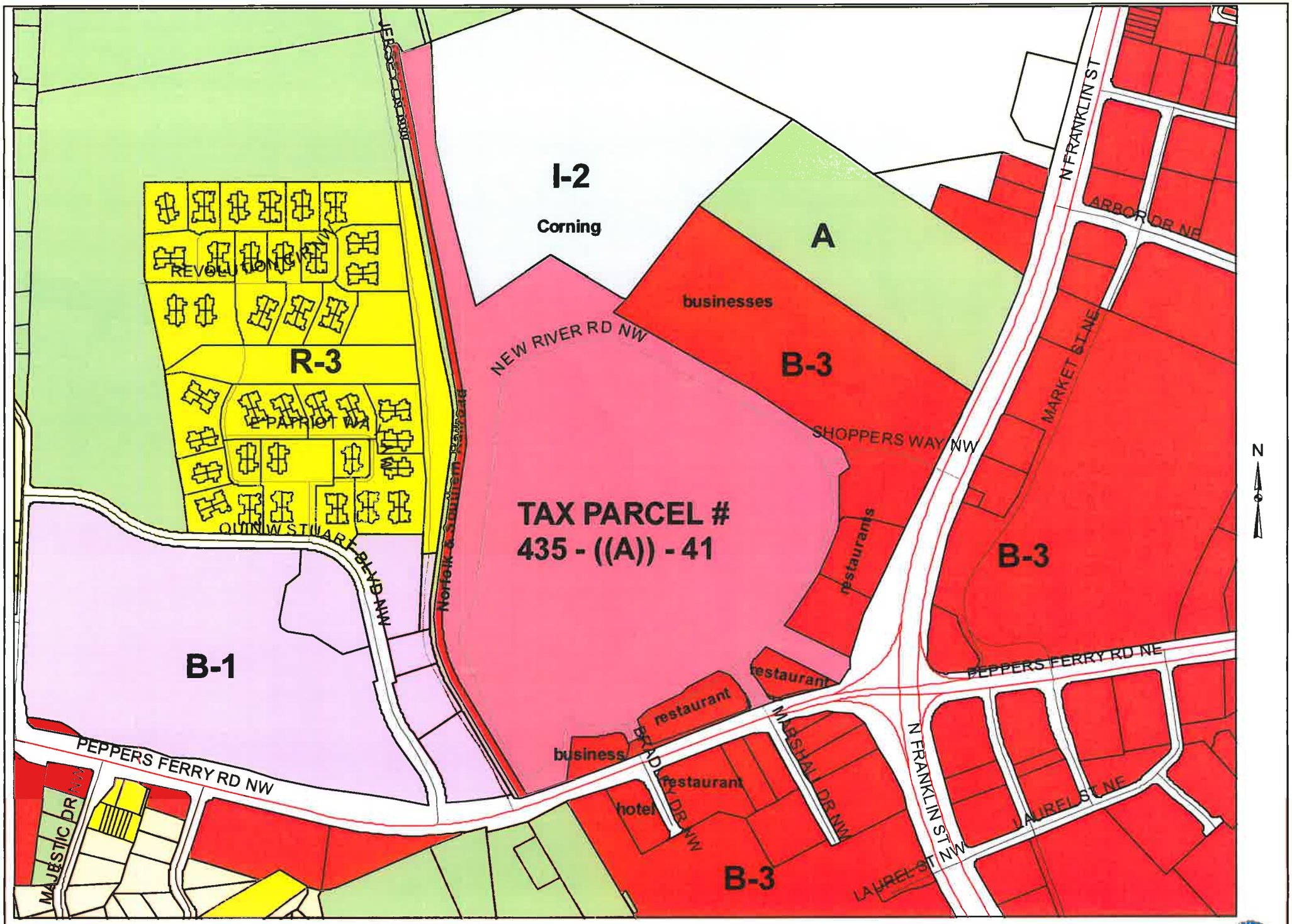
The property does not lie within the 100-Year and 500-Year Flood Hazard Areas. The property does not lie within a Historic District. The adjoining properties are zoned B-3 General Business. The adjoining properties contain the Huckleberry Trail, Corning and other businesses. The property contains approximately 58.471 acres. The property is scheduled as Commercial in the Future Land Use Map of the Christiansburg Comprehensive Plan.

100 NEW RIVER ROAD NW

CUP REQUEST

MAY 3, 2011

0 200 400 600
Feet



100 New River Road NW
CUP REQUEST
MAY 3, 2011

CUP: 100 NEW RIVER ROAD NW

TAX MAP #	OWNER (S)		MAILING ADDRESS	
405- A 15	QUALITY BUILDERS LLC		P O BOX 199	BLACKSBURG VA 24063
405- A 15A	MONTGOMERY COUNTY	BOARD OF SUPERVISORS		
405- A 18	CORNING GLASS WORKS	C/O CORNING INC TAX DEPT HQ-E2-4	1 RIVERFRONT PLAZA	CORNING NY 14831
435- A 40	HALBERSTADT FAMILY LTD PRTNRSHP	C/O RESOURCE ASSOCIATES INC	588 FORDS RD	MANAKIN SABOT VA 23103
435- A 41	PR FINANCING LMD PARTNERSHIP	C/O PREIT-RUBIN OP INC	782 NEW RIVER RD	CHRISTIANSBURG VA 24073
406- A 20	ROSELAWN MEMORIAL GARDENS	INC	311 VETERANS HWY SUITE B	LEVITTOWN PA 19056
436- 5 1	CHRISTIANSBURG MARKETPLACE LLC	C/O HILARY VAETH	7301 PARKWAY DR	HANOVER MD 21076
436- 5 B	CHEN FU HUA & JOANNA QI	C/O BURGER KING	898 TRIANGLE ST	BLACKSBURG VA 24060
436- 5 C,C1	GAD LLC A VA LLC COMPANY		69 SOUTH ST	AUBURN NY 13021
436- 5 C,C1	GAD LLC A VA LLC COMPANY		69 SOUTH ST	AUBURN NY 13021
436- A 26	TOLER PROPERTIES LLC		330 HARPER PARK DR SUITE G	BECKLEY WV 25801
436- A 28	PR FINANCING LTD PARTNERSHIP	C/O PREIT-RUBIN OP INC	782 NEW RIVER RD	CHRISTIANSBURG VA 24073
436- 5 D	TACOMA INC		328 E CHURCH ST	MARTINSVILLE VA 24112
435- A 44	GMRI INC	DBA: 0010853	P O BOX 695019	ORLANDO FL 32869 9901
435- A 43	CHIEFTAIN LLC	C/O RED ROBIN INTERNATIONAL INC	6312 S SIDDLERS GREEN CIR SUITE 200 N	GREENWOOD VILLAGE CO 80111
436- 6 5	FRONTIER 0404 CBURG LLC		1801 SW 3RD AVE SUITE 500	MIAMI FL 33129
436- 1 1	CAMBRIA HOLDING CORP	C/O BB&T PROPERTY TAX COMPLIANCE	P O BOX 167	WINSTON SALEM NC 27102
435- 1 11	TIMES-WORLD CORP		P O BOX 2491	ROANOKE VA 24011
435- A 42	HEALTHCARE REALTY TRUST INC		3310 WEST END AVE SUITE 700	NASHVILLE TN 37203
435- 1 12	TIMES WORLD CORP		P O BOX 2491	ROANOKE VA 24011
435- 3 1	HAROLD R CADDEL	C/O TEXAS ROADHOUSE	6040 DUTCHMANS LN SUITE 400	LEWISVILLE KY 40205
435- 3 2	MVF RAJ HOSPITALITY LLC		108 BUCKEYE LN	RADFORD VA 24141
435- 3 3	WAL-MART REAL ESTATE BUSINESS TR	STORE #1292	P O BOX 8050	BENTONVILLE AR 72712 8050
435- A 2A,1	WILSON TRUMAN E ESTATE		300 PEPPERS FERRY RD NW	CHRISTIANSBURG VA 24073
	Paul E. Sensmeier	Villa's of Peppers Ferry HOA President	191 East Patriot Way	Christiansburg, VA 24073
	Raines Property Managment, Inc	Villa's of Peppers Ferry HOA Manager	1007 N. Main Street	Blacksburg, VA 24060