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JUL 2011
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Town of Christiansburg, VA
Randy Wingfield, Planning Director
Craig Moore, Chairperson- Planning Commission

Dear Mr. Wingfield &Mr. Moore;

Gentlemen, we are new residents of Cambria Crossing, who are requesting that the proposed Conditional Use Permit for Cambria Crossing be issued only if the proposed Skinny City Lot Houses be allowed only if the developer is required by the town to use brick construction for this change.

From what we have been told, the developer is proposing to use only Vinyl construction for these proposed new ***Vinyl Skinny City Lot Houses*** in this development. This change would significantly reduce the value of the houses which we, the current owners, would suffer if the these ***Vinyl Skinny Lot Houses*** are allowed to be built. This devopment was represented to us as a **"High End Brick Development"** when we bought our homes. We paid High End prices, but now the developer is throwing us to the wolves with these lower valued ***Vinyl Skinny City Lot Houses.*** which greatly reduces the value of the investments we made in our homes.

It is clear that the developer also recognizes the probable diminished value for houses in the development due to his proposed changes when he states that —

> "We are in hopes these smaller smaller single family homes —will give us another opportunity in this challenging real estate market." ---"We believe it offers -*an affordable housing alternative* in the Christiansburg market."

The expression **"affordable housing alternatve"** is an expression in the housing industry that distinguishes it from upscale housing (ie; a scale below upscale housing)

The developer skips over the fact that not only is he proposing smaller units but is abandoning the brick construction as another feature of the upscale construction which we were promised. This has become a "bait and switch" scheme. Please do not allow this to happen.

Sincerely;

Carroll B. Harvey