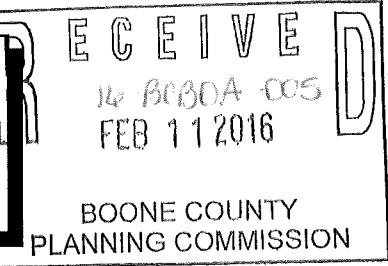


## APPLICATION FORM

**BOARD OF ADJUSTMENT  
AND  
ZONING APPEALS ACTION  
BOONE COUNTY PLANNING COMMISSION**



**FIVE (5) SCALED COPIES AND ONE (1) 11X17 REDUCTION OF SUBMITTED  
DRAWINGS ARE REQUIRED**

See Boone County Zoning Regulations

**SECTION A (To be completed by applicant)**

(Check One)

1.  Boone  Florence  Walton  Union

(Check One)

2.  Conditional Use Permit  Variance  Appeal  
Change in Non-Conforming Use

3. Applicant's Name Rivers Pointe Development, LLC

Applicant's Address 541 Buttermilk Pike, Suite 104  
Crescent Springs, KY 41017

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone Number 859-331-1560 Fax No. 859-331-9702 E-Mail jburns@toebben.com

4. Description of Request: Applicant seeks a variance  
from front setback requirements. See Exhibit A.

5. Name of Development The Reserve at Rivers Pointe

6. Location of Development Hebron, KY

7. Acreage Under Review 2.809 ACRES

8. Lot Number and Name of Subdivision (if part of a subdivision)

Lot 8 of The Reserve at Rivers Pointe

9. Owner of Property Rivers Pointe Development, LLC

Address of Property Owner 541 Buttermilk Pike, Suite 104

Crescent Springs, KY 41017

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone Number 859-331-1560 Fax No. 859-331-9702 E-Mail jburns@toebben.com

11. Proposed Use(s) on Site Residential

12. Total Square Footage of Existing and/or Proposed Buildings 4530

13. Current Zoning on Property A-2

14. Deed Book 1048 Page No. 738 Group No. 2002

15. Is the site subject to a zone change? NO

If yes, give date of approval N/A

16. Have you submitted a Site Plan with this request? Yes

17. Have you submitted a list of adjoining property owners with this request? Yes

18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

**ORIGINAL Property Owner's Signature:** John Paul Pen  
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

**ORIGINAL Applicant's Signature:** John Paul Pen  
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

(over)

**BOARD OF ADJUSTMENT AND  
ZONING APPEALS ACTION  
APPLICATION  
PAGE 2**

**SECTION B** (To be completed by the Boone County Planning Commission Staff)

1. Date Received 2-11-14 Fee Received \$32.00 Receipt # 8762791

2. Is application complete? Yes \_\_\_\_\_ No \_\_\_\_\_

3. Staff Reviewer Karen Will

4. Scheduled Board Action Date 3/1/16

5. Board Action:   
 Approved  
 Approved with Conditions (See #6)  
 Denial (See #7)

6. Conditions of Approval: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

7. Reasons for Denial: \_\_\_\_\_  
 \_\_\_\_\_

**Boone County Planning Commission  
Boone County Administration Building  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, Kentucky 41005  
(859) 334-2196 - Phone  
(859) 334-2264 - Fax  
[plancom@boonecountyky.org](mailto:plancom@boonecountyky.org) - E-mail  
[www.boonecountyky.org](http://www.boonecountyky.org) - Web Page**

**NOTE:** See Boone County Planning Commission Fee Schedule for Board of Adjustment Fees.

**Site Plan Review is not granted by the appropriate Board of Adjustment.**

**An application consists of all fees paid in full, submitted drawings and a completed application form.**

## STAFF REPORT

APPLICANT: Rivers Pointe Development, LLC

LOCATION: Future Lot 8, The Reserve At Rivers Pointe Subdivision. The property is a future 2.809 acre lot that is currently part of the 17.279 acre tract located on the southwest side of River Road and directly across from 7150 River Road, Boone County, Kentucky.

ZONING: Agricultural Estate (A-2)

DATE: March 9, 2016

### PROPOSAL

The applicant has requested a variance so that a proposed detached single family residence can encroach into the front yard setback along Roundup Ridge, a private street. The request is to reduce the required 60' front yard setback to 37'. The request is only for Future Lot 8, and does not apply to any other part of the subdivision.

### SITE HISTORY

On March 30, 2015, the Boone County Planning Commission approved a combination Preliminary Plat and Improvement Plan for The Reserve At Rivers Pointe Subdivision. This is an eight lot residential subdivision with two private roads. The private roads and water lines have been constructed.

### APPLICABLE REGULATIONS

Section 250 of the Boone County Zoning Regulations states that the Board of Adjustment and Zoning Appeals shall have the power to hear and decide on applications for variances. A variance is defined as a departure from the dimensional terms of the zoning regulation pertaining to the height, width, or location of structures, and the size of yards and open spaces where such departure meets the requirements of KRS 100.241 to 100.247.

The Board should evaluate the request as it relates to the criteria necessary for granting a variance as stated in Section 251 of the Boone County Zoning Regulations:

1. Before any variance is granted, the Board must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or nuisance to the public, and will not allow an unreasonable circumvention of the requirements contained in the zoning regulations.
  - A. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone;
  - B. The strict application of the provisions contained in the regulations would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;
  - C. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

2. The Board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulation from which relief is sought.

Table 31.1 of the Boone County Zoning Regulations lists the setback requirements for a detached single-family residence in an A-2 zone as 60' front yard, 25' rear yard, and 10' side yards.

#### SITE CHARACTERISTICS

The future 2.809 acre lot is located on the east side of the southern cul-de-sac bulb of Roundup Ridge. The site is currently vacant. The topography of the future lot drops approximately 47 feet from the edge of the cul-de-sac's pavement to the east property line (approximate 176' horizontal distance), which results in an approximate 27 percent grade.

#### SURROUNDING LAND USES & ZONING

- A. The remainder of The Reserve at Rivers Pointe Subdivision is located to the immediate north, northeast, and west of the subject tract (A-2). A Final Plat for this subdivision has not been recorded as of this writing, and the subdivision does not currently contain any dwellings or other structures.
- B. A pasture is located to the immediate east, and a detached, single family residence and pasture are located further to the east across River Road (A-2).
- C. The future Rivers Pointe Estates development is located further to the west and to the immediate south (SR-3/C-1/O-1/PD) . The tract to the west currently contains a detached, single family residence, and a stable is located to the south (the east part of the stable property that fronts along River Road is zoned A-2).

#### STAFF COMMENTS

The Board needs to analyze the variance criteria before acting on the request. Staff believes that the proposal effectively meets the statutory variance criteria due to the topography of the site. The approximate 27 percent grade presents a special circumstance that is unique to this property and also presents an unnecessary hardship. A statement from the applicant regarding hardship was included with the application materials ("Exhibit A").

#### CONCLUSION

KRS 100.241 and Section 250 of the Boone County Zoning Regulations gives the Boone County Board of Adjustment and Zoning Appeals the authority to act on the request.

Respectfully submitted,



Kevin T. Wall  
Director, Zoning Services

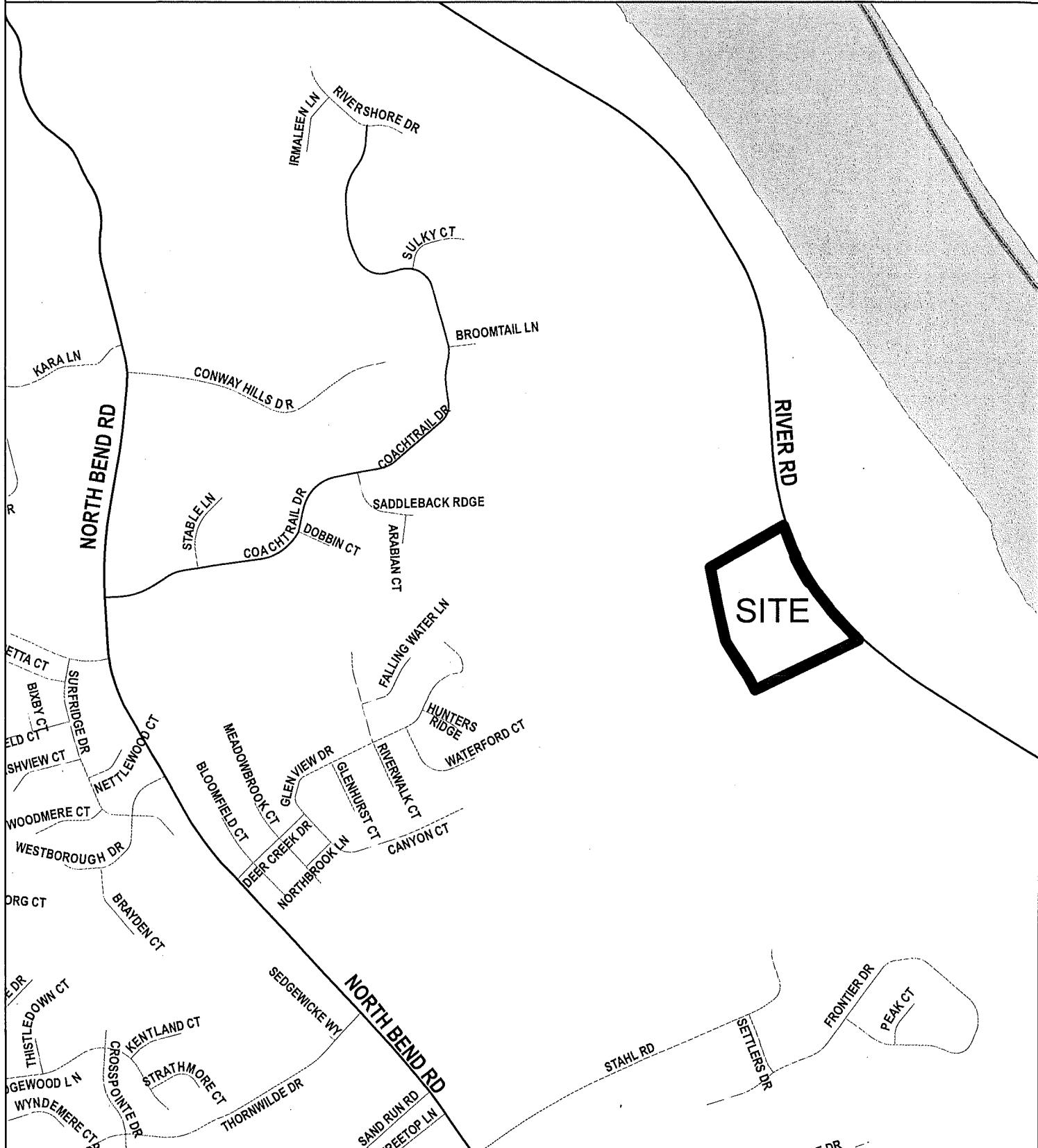
KTW/tlb

Attachments

- Location map
- Zoning map w/ aerial photograph
- Topography map
- Application materials including narrative, subdivision plan, and Lot 8 plot plan

# Location

[www.boonecountygis.com](http://www.boonecountygis.com)



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Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.

0 550 1,100 2,200 3,300 4,400  
Feet

1 inch = 1,132 feet



Map Created: 01/01/2015



**Boone County GIS - Putting Northern Kentucky on the Map**

Map File: BooneMap (file).mxd

# Zoning

[www.boonecountygis.com](http://www.boonecountygis.com)



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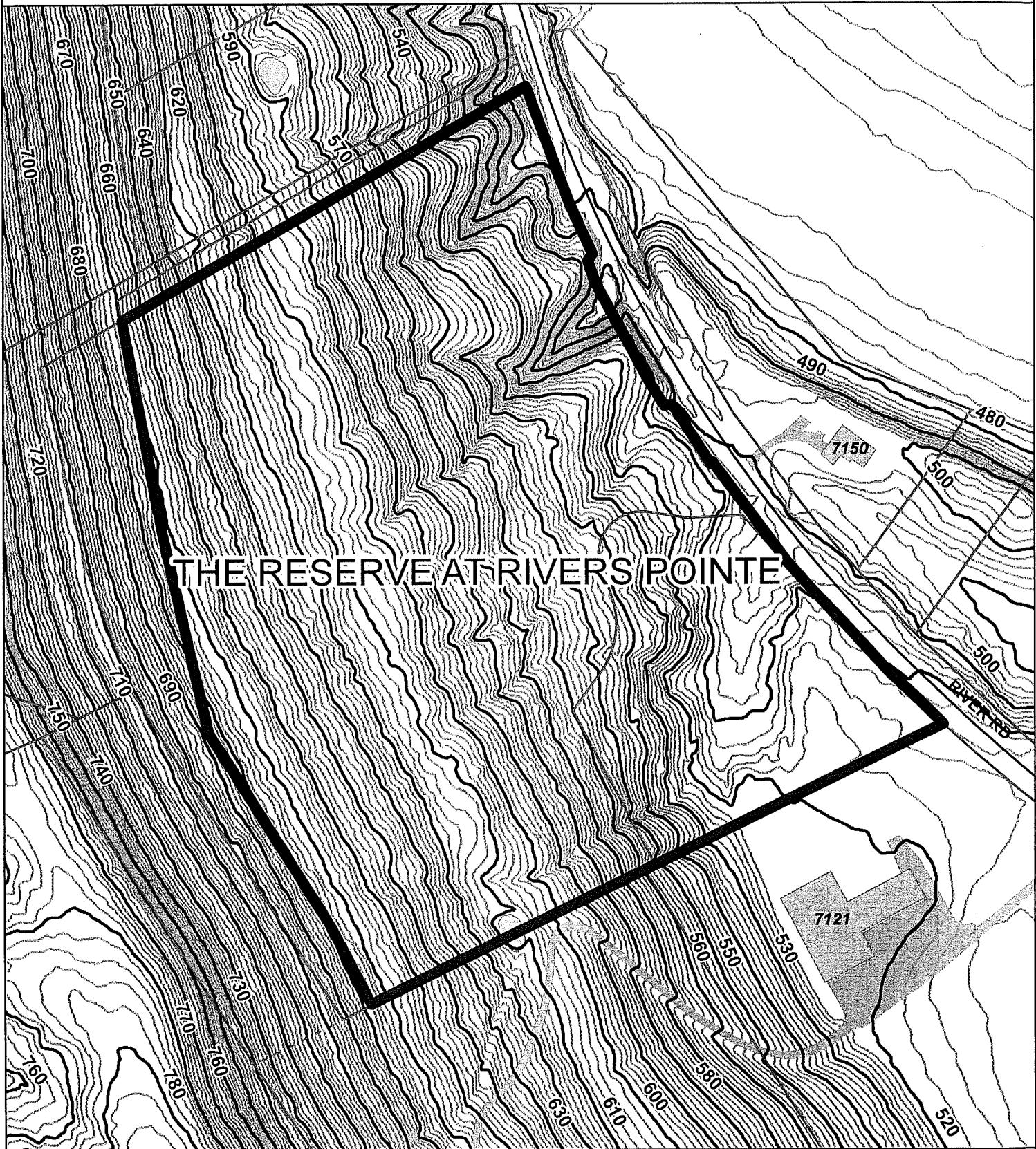
Map Created: 01/01/2015

**Boone County GIS - Putting Northern Kentucky on the Map**

State Plan 3 Sector by North 300.1111  
ArcMap Document: BooneMap.lite.mxd

# Topography

[www.boonecountygis.com](http://www.boonecountygis.com)



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Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



0 100 200 400 600 800  
Feet

1 inch = 202 feet

**Boone County GIS - Putting Northern Kentucky on the Map**

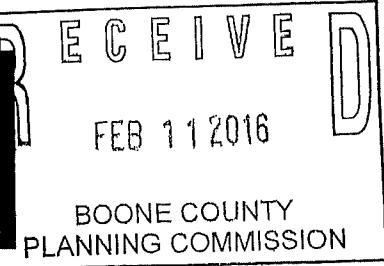
Map Created: 01/01/2015

ArcMap Document: BooneMap (ite).mxd



## APPLICATION FORM

**BOARD OF ADJUSTMENT  
AND  
ZONING APPEALS ACTION  
BOONE COUNTY PLANNING COMMISSION**



**FIVE (5) SCALED COPIES AND ONE (1) 11X17 REDUCTION OF SUBMITTED  
DRAWINGS ARE REQUIRED**

See Boone County Zoning Regulations

**SECTION A (To be completed by applicant)**

(Check One)

1.  Boone  Florence  Walton  Union

(Check One)

2.  Conditional Use Permit  Variance  Appeal  
Change in Non-Conforming Use

3. Applicant's Name Rivers Pointe Development, LLC

Applicant's Address 541 Buttermilk Pike, Suite 104  
Crescent Springs, KY 41017

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone Number 859-331-1560 Fax No. 859-331-9702 E-Mail jburns@toebben.com

4. Description of Request: Applicant seeks a variance  
from front setback requirements. See Exhibit A.

5. Name of Development The Reserve at Rivers Pointe

6. Location of Development Hebron, KY

7. Acreage Under Review 2.809 ACRES

8. Lot Number and Name of Subdivision (if part of a subdivision)

Lot 8 of The Reserve at Rivers Pointe

9. Owner of Property Rivers Pointe Development, LLC

Address of Property Owner 541 Buttermilk Pike, Suite 104

10. Crescent Springs, KY 41017  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone Number 859-331-1560 Fax No. 859-331-9702 E-Mail jburns@toebben.com

11. Proposed Use(s) on Site Residential

12. Total Square Footage of Existing and/or Proposed Buildings 4530

13. Current Zoning on Property A-2

14. Deed Book 1048 Page No. 738 Group No. 2002

15. Is the site subject to a zone change? NO

If yes, give date of approval N/A

16. Have you submitted a Site Plan with this request? Yes

17. Have you submitted a list of adjoining property owners with this request? YES

18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

ORIGINAL Property Owner's Signature: *John Dale Pen*  
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: *John Dale Pen*  
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

(over)

**BOARD OF ADJUSTMENT AND  
ZONING APPEALS ACTION  
APPLICATION  
PAGE 2**

**SECTION B** (To be completed by the Boone County Planning Commission Staff)

- |    |  |                            |                         |
|----|--|----------------------------|-------------------------|
| 1. | Date Received <u>2-17-14</u>                       | Fee Received <u>632.00</u> | Receipt # <u>072791</u> |
| 2. | Is application complete? <u>Yes</u> _____ No _____ |                            |                         |
| 3. | Staff Reviewer <u>KEN WILSON</u>                   |                            |                         |
| 4. | Scheduled Board Action Date _____                  |                            |                         |
| 5. | Board Action:                                      |                            |                         |
|    | <u>Approved</u>                                    |                            |                         |
|    | <u>Approved with Conditions</u> (See #6)           |                            |                         |
|    | <u>Denial</u> (See #7)                             |                            |                         |
| 6. | Conditions of Approval: _____<br>_____<br>_____    |                            |                         |
| 7. | Reasons for Denial: _____<br>_____<br>_____        |                            |                         |

**Boone County Planning Commission  
Boone County Administration Building  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, Kentucky 41005  
(859) 334-2196 - Phone  
(859) 334-2264 - Fax  
[plancom@boonecountyky.org](mailto:plancom@boonecountyky.org) - E-mail  
[www.boonecountyky.org](http://www.boonecountyky.org) - Web Page**

**NOTE:** See Boone County Planning Commission Fee Schedule for Board of Adjustment Fees.

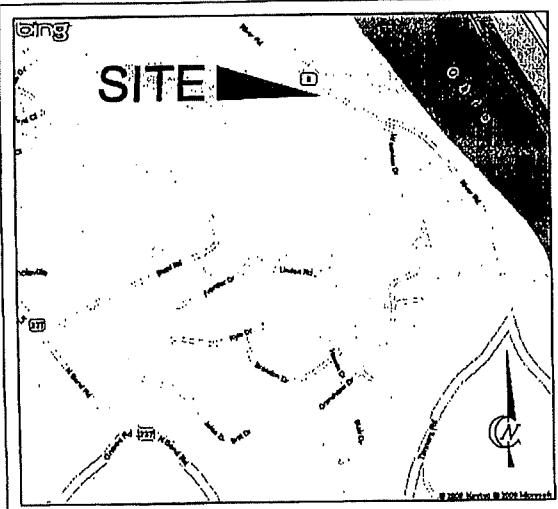
**Site Plan Review is not granted by the appropriate Board of Adjustment.**

**An application consists of all fees paid in full, submitted drawings and a completed application form.**

**Exhibit A**

The applicant (the "Applicant") proposes to build a single-family home (the "Home") on Lot No. 8 (the "Subject Lot") of The Reserve at Rivers Pointe Subdivision (the "Development") in accordance with the attached preliminary plot plan (the "Preliminary Plan"). As shown on the Preliminary Plan, the Home will front on the internal subdivision street of Roundup Ridge. While the Boone County Zoning Regulations provide for a front setback requirement of 60 feet, Applicant is hereby seeking a variance that would allow for a front setback of 37 feet. Applicant is seeking a variance because the topography of the Subject Lot is such that Applicant would endure a hardship if required to comply with a 60-foot front setback. Specifically, the Subject Lot is situated on a rather steep grade, making it difficult – if not impossible – to comply with a 60-foot front setback without seriously impacting the elevation of the Home and the design grade as recommended by Applicant's geotechnical engineer.





### VICINITY MAP - NTS

#### LAND SURVEYOR'S CERTIFICATE

I, Chris R. Gephart, Licensed Professional Land Surveyor #3292 in the Commonwealth of Kentucky, do hereby certify to the best of my knowledge and belief that this plat represents an Urban class boundary survey and complies with 201 KAR 18:150. The completion date of the survey was January 20, 2015. Monuments were found or set as noted by method of random traverse with an unadjusted error of linear closure of 1:17,838. The traverse and sides shots have been adjusted for closure. The reference meridian is NAD83 (CORS96) Kentucky State Plane Coordinates, North Zone (1601).

I certify that I have examined the records of the Boone County Clerk and find that this is the first conveyance made under the present ownership of the parent tracts.

Remainder Parcel #1, as shown hereon, is a non-buildable parcel for attachment to adjoining property in the same ownership.

*Chris R. Gephart*

1-22-15

Date

#### BOONE COUNTY PLANNING COMMISSION APPROVAL CERTIFICATE

Approved for recording the transfer of property only by the Boone County Planning Commission this 4th day of January, 2015.

*Kim Bay*  
Chairwoman's Signature  
1-22-15

P & Z Code No. 5154

LINE TABLE		
Line	Direction	Dist.
L-1	N27°07'05"W	104.16'
L-2	N13°10'37"W	328.91'
L-3	N10°59'36"W	314.62'
L-4	S64°41'04"W	15.00'
L-5	N58°28'05"E	10.00'
L-6	N55°56'05"E	5.00'
L-7	S51°55'20"W	8.15'
L-8	N41°02'07"W	61.00'
L-9	S87°38'12"W	83.88'
L-10	N81°35'38"W	59.35'
L-11	S20°23'32"E	40.00'
L-12	S36°01'17"W	68.79'
L-13	S27°53'52"E	263.76'
L-14	S63°36'43"W	51.00'
L-15	N59°53'20"E	141.66'

*JB*  
A-2  
2-4-15  
Boone County  
D1048 PG 744

CURVE TABLE				
Curve	Delta	Radius	Length	Chord
C-1	6°48'18"	2321.90'	275.77'	S21°54'47"E 275.81'
C-2	6°14'59"	2336.90'	254.91'	S28°26'25"E 254.78'
C-3	2°30'00"	2326.90'	101.53'	S32°48'55"E 101.52'
C-4	3°59'10"	2321.90'	161.54'	S36°03'30"E 161.50'
C-5	118°47'53"	65.00'	134.77'	S39°00'25"W 111.90'
C-6	56°24'49"	130.00'	128.00'	S07°48'53"W 122.89'
C-7	9°13'03"	2321.90'	373.54'	S42°39'36"E 373.14'

Note:  
This plat shall be void if not filed with the Boone County Clerk for recording purposes within two years of Planning Commission approval.

Owner/Client:  
Toebben, Ltd.  
541 Buttermilk Pike, Suite 104  
Crescent Springs, KY 41017

Note: This plat represents a boundary survey and complies with 201 KAR 18:150.

Drawing: 02K020-000 ID 10	Scale as noted
Drawn by: ARV	
Checked By: CRG	
Issue Date: 1/21/15	

**TOEBBEN, LTD.**  
**17.279 Acres**

KENTUCKY HWY #8  
BOONE COUNTY KENTUCKY

CONVEYANCE PLAT

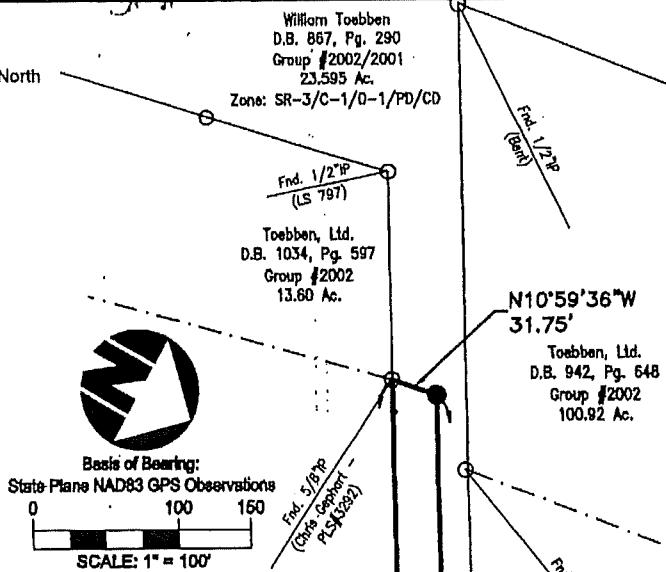
**bayer  
becker**  
209 Grandview Drive  
Fort Mitchell, KY 41017 - 859.261.1113

**NOTES:**

- The reference meridian is based on NAD83 (CORS96) Kentucky State Plane Coordinates, North Zone (1601).
- The property shown hereon is subject to all easements and rights-of-ways of record.
- All references are to the Boone County Clerk's Records at Burlington, unless noted otherwise.
- See Sheet 2 of 2 for curve table information.

**MONUMENTATION:**

- Found 5/8" Iron Pin
- Set 5/8" Iron Pin  
(Chris Gephart PLS#3292")

**OVERALL MAP**

Scale: 1"=500'

**Parcel 1  
to be conveyed  
0.486 ACRES  
21156 S.F.**

Toebben, Ltd.  
D.B. 1046, Pg. 288  
Group #2002  
10.00 Ac.

Virginia Moore  
D.B. 495, Pg. 38  
Group #2002  
3.57 Ac.

William Toebeen  
D.B. 867, Pg. 290  
Group #2002/2001  
23.595 Ac.

Toebben, Ltd.  
D.B. 942, Pg. 648  
Group #2002  
100.92 Ac.

Toebben, Ltd.  
D.B. 1046, Pg. 288  
Group #2002  
10.00 Ac.

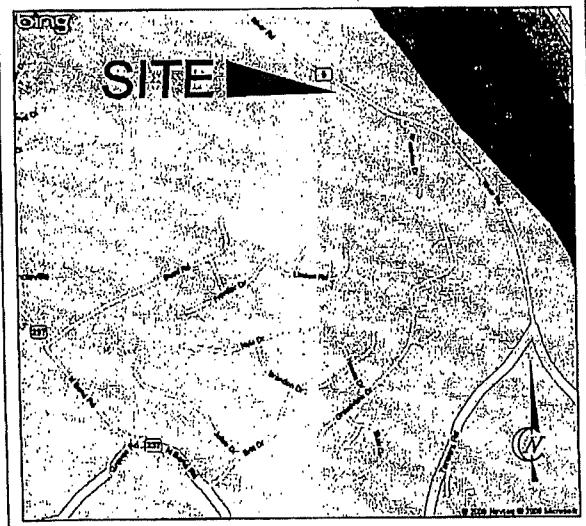
7250' to  
Tanner Road

**Ky Hwy 8**

R/W Varies  
(Acquired by deed)

Note: This plat represents a boundary survey and complies with 201 KAR 18:150.

Owner: William Toebeen 1302 North Bend Road Hebron, KY 41048	Client: Toebeen, Ltd. 541 Buttermilk Pike, Suite 104 Crescent Springs, KY 40117	Boone County D1048 PG 746	
Drawing: 02K020-000 ID 11			Note: This plat represents a boundary survey and complies with 201 KAR 18:150.
Scale 1"=100'			
Drawn by: ARV			
Checked By: CRG			
Issue Date: 1/21/15			
<b>William Toebeen #1302 North Bend Road</b>		 <b>KENTUCKY HWY #8 BOONE COUNTY KENTUCKY</b>	
<b>CONVEYANCE PLAT</b>		209 Grandview Drive Fort Mitchell, KY 41017 - 859.261.1113	



### VICINITY MAP - NTS

#### LAND SURVEYOR'S CERTIFICATE

I, Chris R. Gephart, Licensed Professional Land Surveyor #3292 in the Commonwealth of Kentucky, do hereby certify to the best of my knowledge and belief that this plat represents an Urban class boundary survey and complies with 201 KAR 18:150. The completion date of the survey was January 20, 2015. Monuments were found or set as noted by method of random traverse with an unadjusted error of linear closure of 1:17,838. The traverse and sides shots have been adjusted for closure. The reference meridian is NAD83 (CORS96) Kentucky State Plane Coordinates, North Zone (1601).

Parcel 1, as shown hereon, is a non-buildable parcel for attachment to adjoining property.

Chris R. Gephart

1-22-15

Chris R. Gephart

Date

#### BOONE COUNTY PLANNING COMMISSION APPROVAL CERTIFICATE

Approved for recording the transfer of property only by the Boone County Planning Commission this 4th day of February, 2015.

Kim Brueggeman  
Chairman's Signature  
SC-PLANNING

DOCUMENT NO: 670135  
RECORDED ON: FEBRUARY 10, 2015 03:40:55PM  
TOTAL FEES: \$18.00  
GROUP: 2002  
COUNTY CLERK: KENNY BROWN  
COUNTY: BOONE COUNTY CLERK  
DEPUTY CLERK: BETH B.  
BOOK D1048 PAGES 738 - 747

This parcel, in and of itself, does not meet  
the existing Boone County zoning regulations  
for use as a buildable site.

Date 2-4-15 Current Zoning A-2

P & Z Code No. 5157

Boone County  
D1048 PG 747

JB  
A-2  
2-4-15

#### CURVE TABLE

Curve	Delta	Radius	Length	Chord
C-1	0°45'24"	2321.90'	30.67'	S18°07'55"E 30.67'

Drawing:	02K020-000 ID 11
Scale	as noted
Drawn by:	ARV
Checked By:	CRG
Issue Date:	1/21/15

**William Toebben**  
**#1302 North Bend Road**  
KENTUCKY HWY #8  
BOONE COUNTY KENTUCKY  
CONVEYANCE PLAT

**bayer becker**  
209 Grandview Drive  
Fort Mitchell, KY 41017 - 859.261.1113

**DEDICATION CERTIFICATE - OWNER/DEVELOPER**

"I hereby certify that I am the owner of the property and that I have a valid and established the minimum building restrictions with my lot, and that I hereby adopt the plan of a subdivision with my lot, to public or private roads, and property above the lot was recorded by Deed dated 2-10-2015 and recorded in Deed Book 106, Page 150 of the Boone County Clerk's Records at Building No. \_\_\_\_\_.

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

ACREAGE SUMMARY	
Lot 1 Acre	1.850 Ac.
Lot 2 Acre	1.837 Ac.
Lot 3 Acre	1.851 Ac.
Lot 4 Acre	1.842 Ac.
Lot 5 Acre	1.845 Ac.
Lot 6 Acre	1.855 Ac.
Lot 7 Acre	1.841 Ac.
Lot 8 Acre	2.000 Ac.
Lot A (H.O.A.) Acre	1.104 Ac.
Lot B (H.O.A.) Acre	0.231 Ac.
TOTAL SECTION AREA 17.765 Ac.	

# THE RESERVE AT RIVERS POINTE

## SUBDIVISION SECTION ONE

### 17.765 ACRES

### UNINCORPORATED BOONE COUNTY, KENTUCKY

### BACK REFERENCE GROUP #2002

### SEPTEMBER, 2015

State of \_\_\_\_\_  
County of \_\_\_\_\_  
I, \_\_\_\_\_, Notary Public in \_\_\_\_\_, do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, before me the \_\_\_\_\_ Notary Public in \_\_\_\_\_, personally came \_\_\_\_\_ Development, LLC, a Kentucky limited liability company, who produced and signed and executed the foregoing plan to be his/her true and correct, above written.

Signature \_\_\_\_\_

Date: \_\_\_\_\_

Title: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

**NOTARY PUBLIC**

My Commission expires \_\_\_\_\_

Signature \_\_\_\_\_

Title: \_\_\_\_\_

**NOTARY PUBLIC**

My Commission expires \_\_\_\_\_

Signature \_\_\_\_\_

Title: \_\_\_\_\_

**NOTARY PUBLIC**

My Commission expires \_\_\_\_\_

Signature \_\_\_\_\_

Title: \_\_\_\_\_

Title:

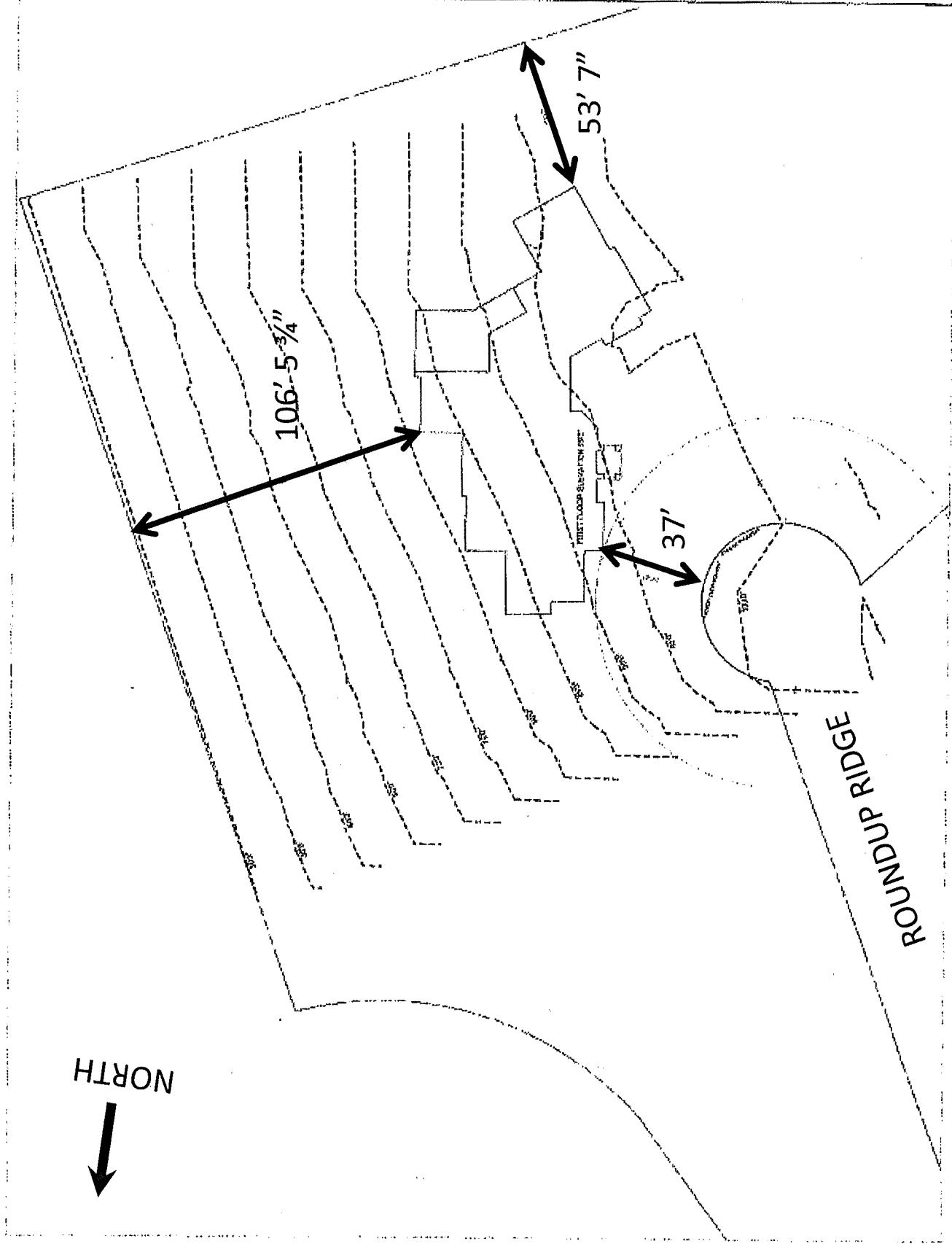


HOBSON, KY 41148

JOPPENEN STRA

SCULPTURE

1-3



CERTIFICATE OF LAND USE RESTRICTION

## 1. NAME AND ADDRESS OF PROPERTY OWNER(S)

Rivers Pointe Development, LLC  
541 Buttermilk Pike, Ste 104  
Crescent Springs, KY 41017

## 2. ADDRESS OF PROPERTY

Lot 8, Reserve at Rivers Pointe  
Hebron, KY

3. NAME OF SUBDIVISION OR  
DEVELOPMENT (if applicable)

The Reserve at Rivers Pointe

4. DEED BOOK 1048      PAGE NO. 738      GROUP NO. 2002

## 5. TYPE OF RESTRICTION(S) (Check all that apply)

Zoning Map Amendment:       Conditional Use Permit  
From \_\_\_\_\_ To \_\_\_\_\_

Development Plan       Conditional Zoning

Subdivision Plat       Other:  
(Not Recorded)

Variance

6. NAME AND ADDRESS OF PLANNING COMMISSION, BOARD OF ADJUSTMENT,  
LEGISLATIVE BODY OR FISCAL COURT WHICH MAINTAINS THE ORIGINAL  
RECORDS CONTAINING THE RESTRICTION

BOONE COUNTY PLANNING COMMISSION  
2950 WASHINGTON STREET, ROOM 317  
P.O. BOX 958  
BURLINGTON KENTUCKY 41005

  
\_\_\_\_\_  
SIGNATURE OF COMPLETING OFFICIAL

Kevin T. Wall, Director, Zoning Services  
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

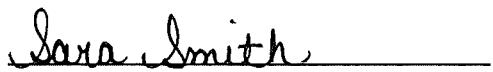
Subscribed, sworn to, and acknowledged before me by Kevin T. Wall  
on behalf of the Boone County Planning Commission this 10 day of March, 2016.



Vicki L. Myers  
Notary ID 438411  
NOTARY PUBLIC, State at Large

My commission Expires:  
April 17, 2019

This instrument was prepared for recording purposes only by:



Sara Smith  
Sara Smith  
Boone County Planning Commission  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, Kentucky 41005

NO TITLE EXAMINATION

(Legal Description and source of Title and Group Number furnished by the applicant.)