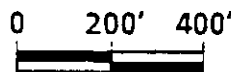


OFF. /WHSE.

COUNTY OF HENRICO PLANNING OFFICE

C-86C-87



15-AI-82
VARINA DISTRICT

JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

W.F. LaVECCHIA, P.E., AICP
County Manager

December 15, 1987

Re: Conditional Rezoning Case C-86C-87

D. C. Partners
7110 Forest Avenue
Richmond, Virginia 23226

Gentlemen:

The Board of Supervisors at its meeting on December 9, granted your request to conditionally rezone your property from R-5C General Residence (Conditional), to B-3C General Business District (Conditional) described as follows:

Parcel 15-A1-82:

Beginning at a point on the N. line of Gregory's Lane 350.0' east of the intersection of Gregory's Lane and Nine Mile Road; thence 359.98' along a bearing of N. 22° 51' 20" W; thence 260.0' along a bearing of N. 56° 24' 40" E., thence 85.0' along a bearing of N. 26° 40' 20" W., thence 735.0' along a bearing of N. 56° 24' 40" E., thence 446.27' along a bearing of S. 34° 26' 52" E., thence 1079.0' along the north line of Gregory's Lane (bearing S. 56° 50' 40" W.) to the point of origin, being 10.0 acres.

The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance). They are as follows:

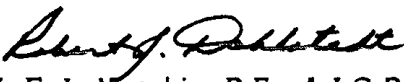
1. The said property will be used for the construction of office/warehouse condominiums for sale and/or lease.
2. The following uses will not be permitted in this development:
 - a. Drive-in theaters, golf driving ranges, baseball batting ranges, miniature golf courses, pony rides, and similar outdoor amusements or commercial recreation establishments.
 - b. Riding academies, amusement parks or target ranges.
 - c. Farm supply and service establishments, including custom grain and feed mills, milk depots, and cold storage plants.
 - d. Building material sales yard, or concrete mixing.
 - e. Coal and wood yards.

D.C. Partners
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- f. Display houses or "shell" houses.
 - g. Public utility service buildings, including facilities for construction repair, or for the service or storage of utility materials or equipment.
 - h. Drive-in restaurant (including parking). Summer gardens, commercial swimming pools, taverns, sales lots and stands.
3. The project will be constructed in substantial accordance with the plans prepared by Freeman & Morgan Architects and presented with this case (See case file).

The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,


for W. F. LaVecchia, P.E., A.I.C.P.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
✓ Mr. Robert F. Nelson, Jr.