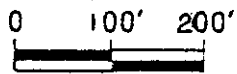


COUNTY OF HENRICO PLANNING OFFICE

CHANGE OF PROFFERS
C-1C-89

PT. 97-A1-48
 BROOKLAND DISTRICT



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

February 14, 1989

Re: Conditional Rezoning Case C-1C-89

Heck Center Associates
1313 East Main Street
Richmond, Virginia 23219

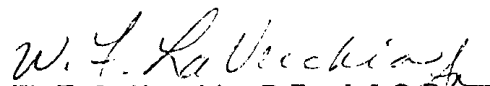
Gentlemen:

The Board of Supervisors at its meeting on February 8, granted your request to amend proffered conditions on Conditional Rezoning Case C-99C-86.

The attached five substitute proffered conditions accepted by the Board of Supervisors, further regulate the use of your property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

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,


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

cc: Clerk, Board of Supervisors
Real Estate Assessment
Conditional Zoning Index
Mr. Robert R. Kaplan



COUNTY OF HENRICO, VIRGINIA

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL AMENDED

Pursuant to section 22-121(b) of the County Code, the owner or duly authorized agent hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

HECK CENTER ASSOCIATES

By: [Signature], General Partner November 30, 1988
Signature of Owner or Applicant Date

* If Applicant is other than Owner, Form POF-004-3/87, Special Limited Power of Attorney must be submitted with this application.

1. Buildings located on the subject property shall be constructed of brick, front, rear and sides.
2. Dumpster enclosures are to be constructed of the same materials as the building(s) on the property.
3. A 15' buffer area shall be preserved along the north line of the property and a 40' buffer area shall be preserved along the west line of Lot 11. These buffer areas shall be a combination of retained large trees and supplemental plantings in accordance with a landscaping plan to be approved by the Planning Commission. Intrusions into the buffer area shall be limited to rights-of-way, and easements for drainage or utilities requested by a governmental authority or for electric and telephone service.
4. The extent of clearing adjoining the buffer areas referred to in Proffer 3 shall be approved by the Planning Commission at the time of POD approval.
5. The various buffer area dimensions shall be at least the size shown on the schematic site plan tendered with the case. (See case file)

C-1C-89

C-1C-89
ACCEPTED BY BOARD OF SUPERVISORS
FEB. 8, 1989

PLANNING OFFICE