

A-1

CHANGE OF PROFFERS

R-2A

O-3C

R-5C

B-2C

O-3C

O-3C

C-38C-85

COUNTY OF HENRICO PLANNING OFFICE  
 pt. 77-B2-44 & pt. 87-A1-8



THREE CHOPT DISTRICT  
 J.A.S.



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

May 14, 1985

W. F. LAVECCHIA, P.E.  
County Manager

Re: Conditional Rezoning Case C-38C-85

Mr. Sidney J. Gunst  
The Innsbrook Corporation  
P. O. Box 31014  
Richmond, Virginia 23294

Dear Mr. Gunst:

The Board of Supervisors, at its meeting on May 8, granted the request by the Innsbrook Corporation and the Henrico County Planning Commission to amend a proffered condition accepted with Conditional Rezoning Case C-31C-84.

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

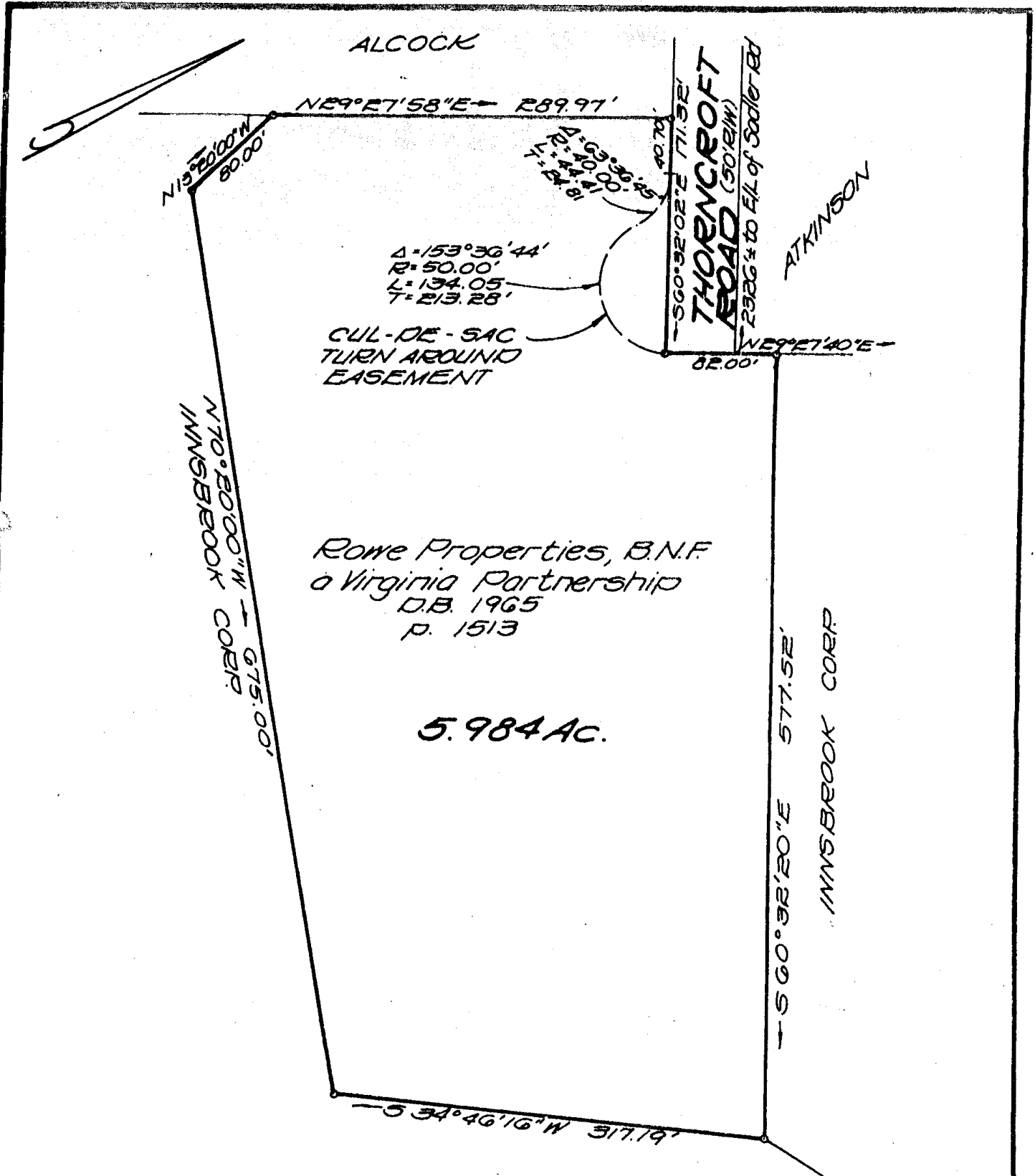
1. Owner shall, prior to receipt of a certificate of occupancy for Zoning Parcel 12, dedicate a road easement to accommodate the cul-de-sac at the easterly termination of Thorncroft Drive. Such easement shall be of such minimum size and dimensions as may be deemed necessary by the County Engineer to accommodate future construction of the Thorncroft Drive turnaround.
2. Owner shall, prior to dedication of said road easement commit to the future construction at his expense and in accordance with plans approved by the County Engineer, of a turnaround in said easement. Owner shall provide documentary evidence of such commitment and that such document shall grant the owner or assigns of Parcel 77-A2-61 the right to request, in writing at any time, that the turnaround be constructed as soon as practicable. Evidence of such commitment shall be in a manner and form acceptable to the County Engineer but shall exclude the requirement for a bond, letter of credit or similar instruments requiring either periodic renewal and/or fees.

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 amended proffers in the Conditional Zoning Index.

Sincerely,

  
W. F. LaVecchia, P.E.,  
County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Conditional Zoning Index  
✓ Rooty Branch Corporation



**EASEMENT PLAT FOR CUL-DE-SAC  
TURN AROUND AT THE TERMINATION  
OF THORNCROFT ROAD**

*Three Chopt District ~ Henrico County, Virginia*

**RECEIVED**

APR 4 1986

**PLANNING OFFICE  
COUNTY OF HENRICO**

<b>J.K. TIMMONS &amp; ASSOCIATES, INC.</b>	
ENGINEERS • SURVEYORS • PLANNERS	
711 N. COURTHOUSE RD. 8803 STAPLES MILL RD. 2430 PAGEHURST DRIVE 411 E BROADWAY	RICHMOND, VA HENRICO CO., VA MIDLOTHIAN, VA HOPEWELL, VA
DATE: 4-2-86	SCALE: 1"=100'
DRAWN BY: R.G.M.	
CHECKED BY: C.A.P.	
JOB NO. 6011B	

PREVIOUS JOB NO.