

AMENDING OFFICIAL ZONING MAP

4504 PINE VISTA LANE, GENERLALY DESCRIBED AS SOUTH OF PINE VISTA LANE AND EAST OF CIRCLEVIEW DRIVE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by original zoning from **County RS-40 (Residential Single Family)** to **City R-3 (Residential Single Family - 3)**.

The area is described as follows:

Beginning at the northernmost corner of Lot 21 of Arrowhead Acres, as recorded in Plat Book 34, Page 27 in the Guilford County Register of Deeds Office; thence with the southwest right-of-way line of Pine Vista Lane S 59° 35' E 74.00 feet to the east corner of said Lot 21; thence with the southeast line of said lot S 30° 25' W 272.16 feet to the southeast corner of said lot; thence with the south line of said lot N 89° 53' W 85.71 feet to the southwest corner of said lot; thence with the northwest line of said lot N 30° 25' E 315.39 feet to the point and place of BEGINNING, being all of said Lot 21 and containing 0.52 acres.

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the **R-3 (Residential Single Family - 3)** zoning district unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 3. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 4. This ordinance shall be effective on July 16, 2019.