

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3360

AN ORDINANCE REZONING ARROWHEAD ACRES II, FILING 2 FROM
RMF-5 TO PD

RECITALS:

The Arrowhead Acres II, Filing 2 Subdivision was originally platted and developed under the RMF-5 zoning district. The owners of the lots within Filing 2 have requested a rezone to PD (Planned Development) to allow for a 14' frontyard setback for corner lots on side streets.

The Planning Commission has reviewed the request and found it consistent with the rezoning criteria of section 2.6 of the Zoning and Development Code and recommends approval.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE
CITY OF GRAND JUNCTION, COLORADO:**

**That the property situate in Mesa County, Colorado, and described to
wit:**

Arrowhead Acres II, Filing 2 as recorded in Plat Book 18, Pages 17 and 18, Mesa
County Clerk and Recorder

be and is hereby rezoned to PD with RMF-5 as the underlying zone district and the
following deviations:

- Front yard setback along Arlington Drive for lot1, block 2; lots 1 and 16, block 3; lot 1, block 4 shall be 14'.
- Front yard setback along Maverick Drive for lots 8 and 9, block 3 shall be 14'.
- Garages or carports with driveway access from Arlington Drive or Maverick Drive shall require a 20' setback.

INTRODUCED on first reading on the 18th day of July, 2001.

ADOPTED and ordered published this 1st day of August, 2001.

Attest:

/s/ Cindy Enos-Martinez
President of the Council

/s/ Stephanie Nye
City Clerk

