

March 16, 1977

To: County Board of Commissioners, Ravalli County
From: Kennedy Pines Zoning Petitioners

We, the undersigned, being 100% of the freeholders within the boundaries described hereinafter, do petition the Ravalli County Board of County Commissioners to establish a Planning and Zoning District and Commission pursuant to Section 16-4101, et seq. Rev. Codes of Montana, 1947, to adhere to the described property:

Legal Description for Zoning District on page 2

Baldwin Land Cattle Co.

Carl Walter Baldwin
President

Carl Walter Baldwin

Flarence M. Baldwin

Carl W. Baldwin Jr.

Cheryl J. Baldwin

#6320

LEGAL DESCRIPTION OF ZONING DISTRICT

A tract of land located in and being a portion of Sections 29, 30, 31 and 32, all in Township 9N Range 20W P.M.M. Ravalli County, Montana and being more Particularly described as follows:

S $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 31; N $\frac{1}{2}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 31; NE $\frac{1}{4}$ of Section 31; All of Section 30; NW $\frac{1}{4}$ Section 31; S $\frac{1}{2}$ NW $\frac{1}{4}$, S $\frac{1}{2}$ of Section 29; N $\frac{1}{2}$ NE $\frac{1}{4}$, N $\frac{3}{4}$ W $\frac{1}{2}$ of Section 32; S $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 32, all in Township 9 North, Range 20 West, Montana Principal Meridian.

Dated March 24, 1977.

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To: County Commissioners, Ravalli County

From: Kennedy Pines Zoning Petitioners

We, the petitioners being 100% of the freeholders of the property described in the petition signed on March 16, 1977 by us and by the attached map do respectfully request that the following restrictions be adopted for said property, thereby creating an agricultural-residential zoning district.

1. Present uses: Present agricultural and residential uses as of the date of this petition may be continued, notwithstanding anything to the contrary contained hereinafter.

2. Future uses:

- a. No land shall be sold, conveyed, leased or rented which is less than one (1) acre in size.
- b. Stream channels shall not be altered, and the natural, scenic beauty including trees and shrubs, shall be preserved in accordance with approved conservation practices.
- c. No goats or swine shall be raised or maintained for commercial purposes on any tract.
- d. Except for those activities necessary in the continuance of agricultural or home occupations, no property shall be used for an industrial activity.
- d. No noxious or offensive activities shall be carried on, on any tract nor shall anything be done thereon which may be or may become a nuisance to the neighborhood.

3. Building Requirements and Restrictions:

- a. Single family dwelling only shall be permitted.
- b. No dwelling house having less than one thousand (1000) square feet of living space shall be permitted. For purposes of determining "living space", basements of bi-level or tri-level homes with full sized windows and completed habitable interior shall be counted. Open porches, attached garages and basements without full exterior wall exposure shall not be counted as space requirements.
- c. No building whatsoever shall be located less than twenty-five (25) feet from the boundary line of any tract.

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- d. All structures shall be of at least eighty-five (85) percent new construction, and no used building shall be moved from another location onto such land, in whole or in part. A trailer house, mobile home or camper unit may be occupied only at the site and during construction of a permanent residence, not to exceed eighteen (18) months.
- e. All buildings and improvements shall be of good, sound construction so as to comply with "construction standards" of FHA.
- f. Camper units and travel trailers may be stored on the property but shall not be used as permanent living quarters after completion of the residence.
- g. A dwelling house shall not be occupied until its construction is ninety percent (90%) complete.
- h. Structures to house domestic animals shall compliment the general architecture of the surrounding dwellings; no shacks or dilapidated structures will be permitted.
- i. All property owners shall build and maintain such fencing as necessary to contain any agricultural animals prior to bringing such animals on the land.
- j. Guest homes or summer cottages shall not come under the restriction of 3000 square feet but shall be new or architecturally sound and of suitable material.

4. General Restrictions:

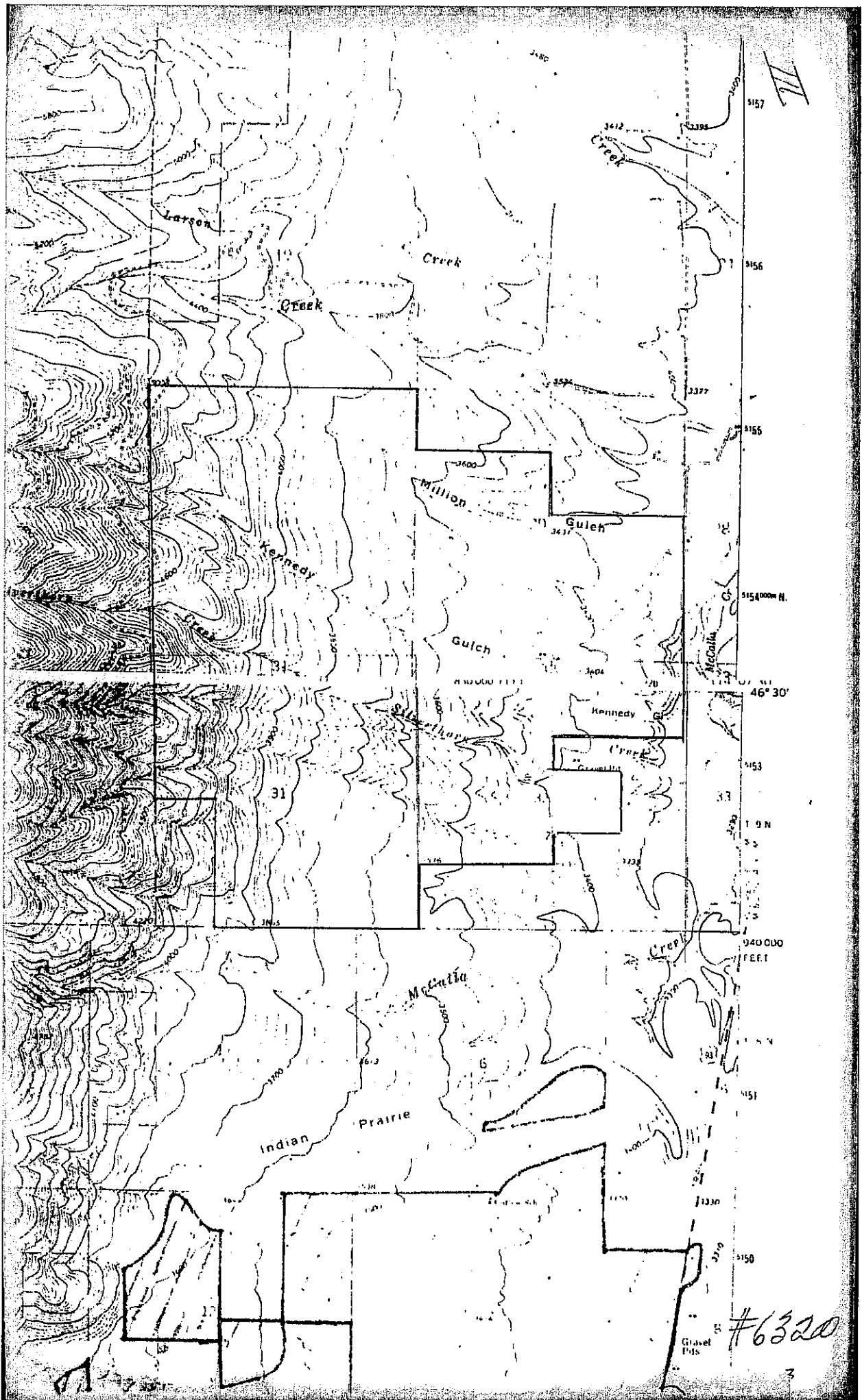
- a. All garbage and trash cans shall be stored so as to be screened from view and shall have tight covers to prevent escape of odors and entrance of pets and wild life.
- b. Trash and junk cars shall not be accumulated or stored on the premises unless in enclosed buildings.
- c. Owners and vendees of any tract hereby zoned shall comply with other State laws and regulations of the county pertaining to the State Board of Health and Environmental Sciences.

Invalidation of any one of these provisions by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

Dated: March 16, 1977

Carl Walter Ballwin
Tennedy, Pin

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Gravel Pits

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INDEXED

I certify that I received and filed the

judgment on this 14th

day of August, 1927, at Los

Uchok, Calif.

William S. Houghton
COUNTY RECORDER

W. S. Houghton
Wm. S. Houghton
DEPUTY