

PETITION FOR ZONING DISTRICT

We, the undersigned, being the owners and freeholders of one hundred percent (100%) of the real property described and set forth in Exhibit "A" attached hereto, respectfully petition the Board of County Commissioners of Ravalli County, Montana, pursuant to the provisions of Title 16, Chapter 41 of the Revised Codes of Montana, 1947, to order and create a Planning and Zoning District for the area encompassed by and described in Exhibit "A" attached hereto, for the purpose of furthering the health, safety and general welfare of the people of Ravalli County.

Your Petitioners respectfully request that the Planning and Zoning Commission for said Planning and Zoning District make and adopt a development pattern for the physical and economic development of said district which will make the following provisions for the use of property within said district:

- A. EXISTING USES - Land within the proposed district is currently used primarily for agricultural and residential purposes, and such existing uses may be continued subsequent to the adoption of any development pattern for the district.
- B. LOT SIZES - All lots created for sale, conveyance, lease, or rent shall be a minimum of one (1) acre in size; provided, however, that where an adequate supply of potable water exists, provisions for disposal of waste and sewage are adequate to meet all requirements of state and local regulations, and all requirements of the Montana Subdivision and Platting Act have been met, lots of smaller size may be created.
- C. PERMITTED USES -
 - 1. Land within the zoning district may be used for residential purposes.
 - 2. Land within the zoning district may be used for agricultural purposes including but not limited to the following:
 - a. Raising of crops
 - b. Raising of livestock
 - c. Raising and harvesting of timber
 - 3. Land within the zoning district may be used for industrial and commercial purposes providing said use does not constitute an actionable nuisance and complies with all applicable federal, state and local standards regarding degradation of the air and water.

D. BUILDING REQUIREMENTS AND RESTRICTIONS -

1. All dwelling structures and improvements thereto shall be constructed so as to comply with FHA standards existing at the time of construction.
2. All structures incidental to use of the land for agricultural purposes shall be maintained in reasonably good condition and repair: no shacks or delapidated structures shall be permitted.
3. All structures shall be a minimum of 15 feet from the boundary line of the parcel on which they are constructed.

E. GENERAL PROVISIONS -

1. All garbage and trash cans shall be stored so as to be screened from view and shall have tight covers.
2. Trash and junk cars shall not be accumulated or stored on the premises unless in enclosed buildings.
3. Owners of any tract hereby zoned shall comply with all state laws and regulations and county regulations as to sanitary restrictions.

F. SEVERABILITY - If any provision herein or its application to any person or circumstances is held invalid, the remainder of the provisions herein or the application of the provision to other persons or circumstances is not affected.

RESPECTFULLY SUBMITTED this 25 day of August 1977.


WILBUR J. HENSLER

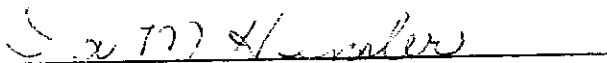

ILA M. HENSLER

EXHIBIT "A"

Lots 1 through 33, of Block 2 and Lots 1 through 16, of Block 3 of Riverview Orchards, a recorded subdivision of Ravalli County, Montana located in Sections 6, 7, and 8 of T10N, R19W:

and;

~~NE 1/4 SW 1/4~~ SECTION 7, T10N, R. 19W. ~~and~~

That portion of the S1/2 of Section 7, T10N, R19W, lying south of Riverview Orchards Subdivision and east of the County road # 8 EAST OF STATE Highway No. 269, and the*

and;

That portion of the N1/2 N1/2 of Section 18 T10N, R19W, lying east of State Highway No. 269.

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A

EXHIBIT "A"

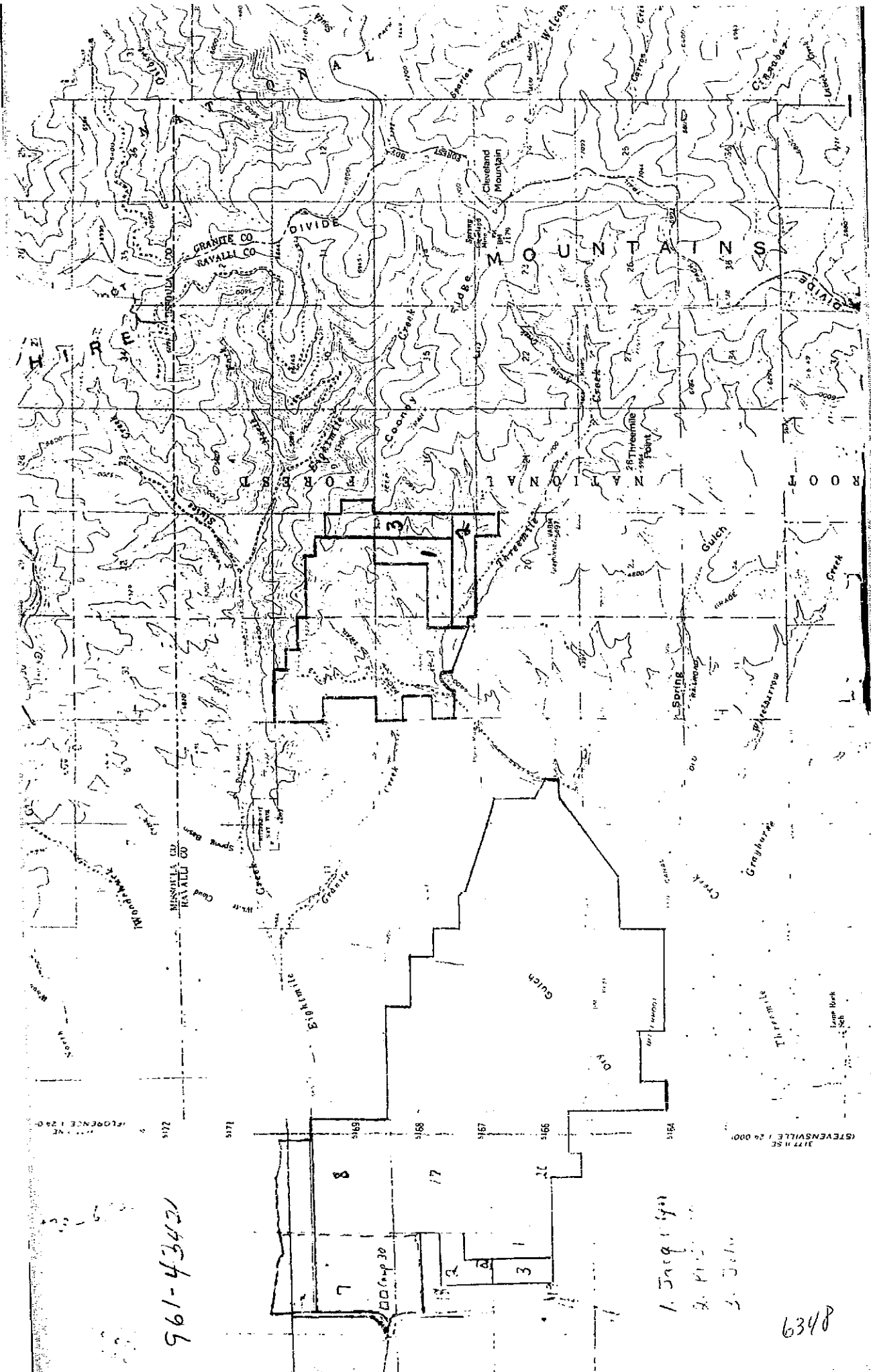
✓ Lots 1 through 33, of Block 2 and Lots 1 through 16, of Block 3 of Riverview Orchards, a recorded subdivision of Ravalli County, Montana located in Sections 6, 7, and 8 of T10N, R19W:

and;

✓ That portion of the S1/2 of Section 7, T10N, R19W, lying south of Riverview Orchards Subdivision and east of the County road:

and;

✓ That portion of the N1/2 N1/2 of Section 18 T10N, R19W, lying east of State Highway No. 269.



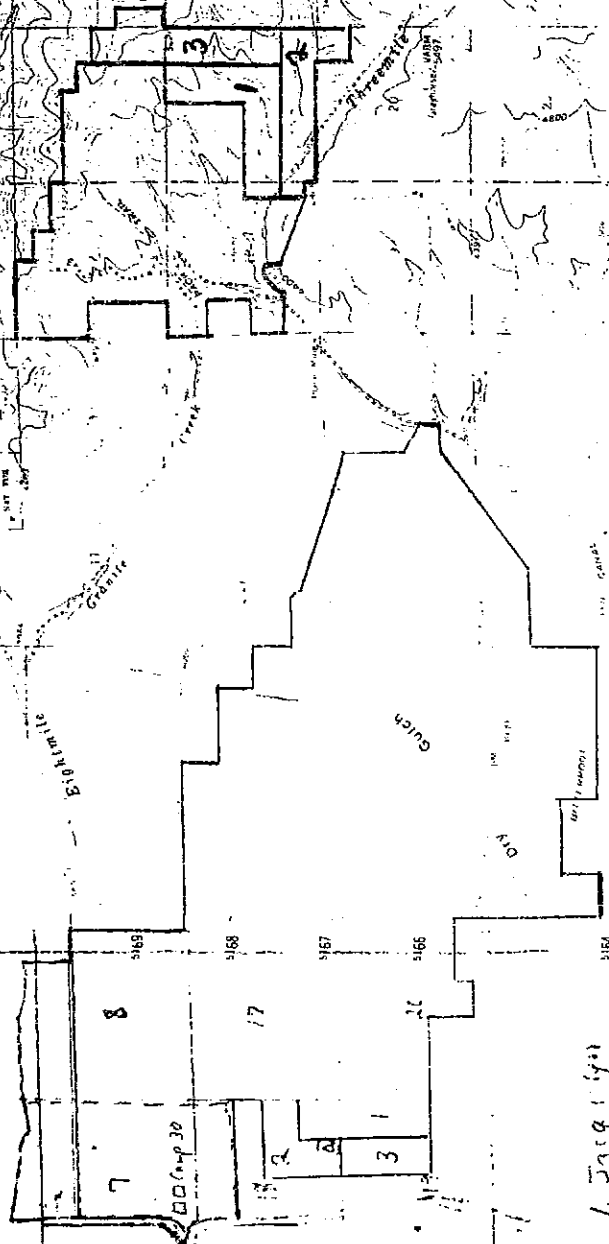
961-4342

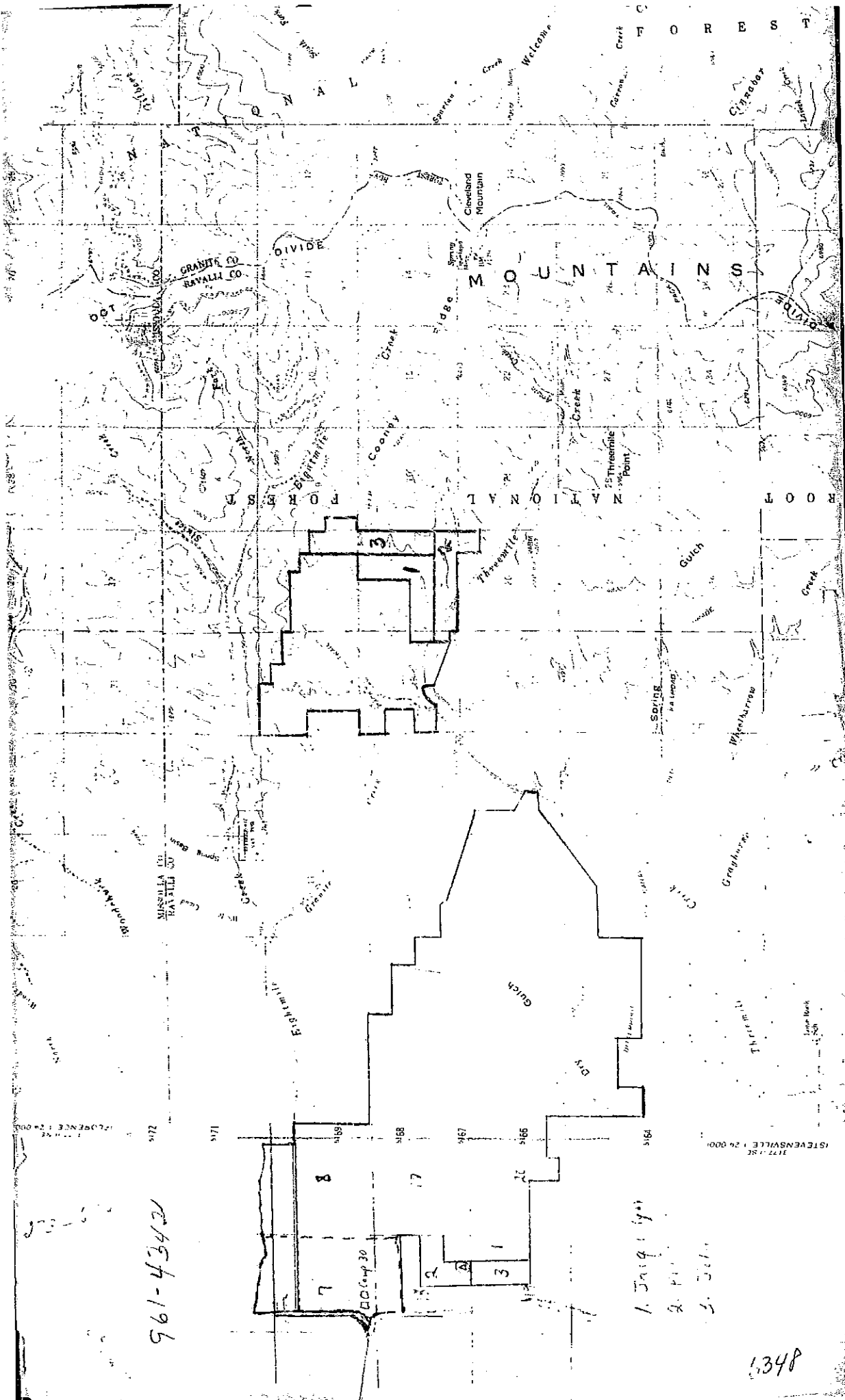
- 1. J. J. ...
- 2. H. ...
- 3. J. ...

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MISSISSILLA CO. HAVALLI CO.

STEVENSVILLE 1:20,000





961-4342

1. Jaeger 1941
 2. P...
 3. John

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I herby this I received and filed this

instrument on this 31st

day of Aug 1927 at Miss

of Miss

Paul E. Hughes
COUNTY RECORDER

Mark
DEPUTY

See Per File

11-6355 + 6354

for final resolution