

Patricia Parish  
Community Development Department  
April 2, 2001  
Page 3

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I would appreciate a copy of the applicant's response to review comments and a copy of the final Staff Presentation as soon as same are available. Thank you for your time and consideration.

Sincerely yours,

GOLDEN, MUMBY, SUMMERS, LIVINGSTON & KANE, LLP

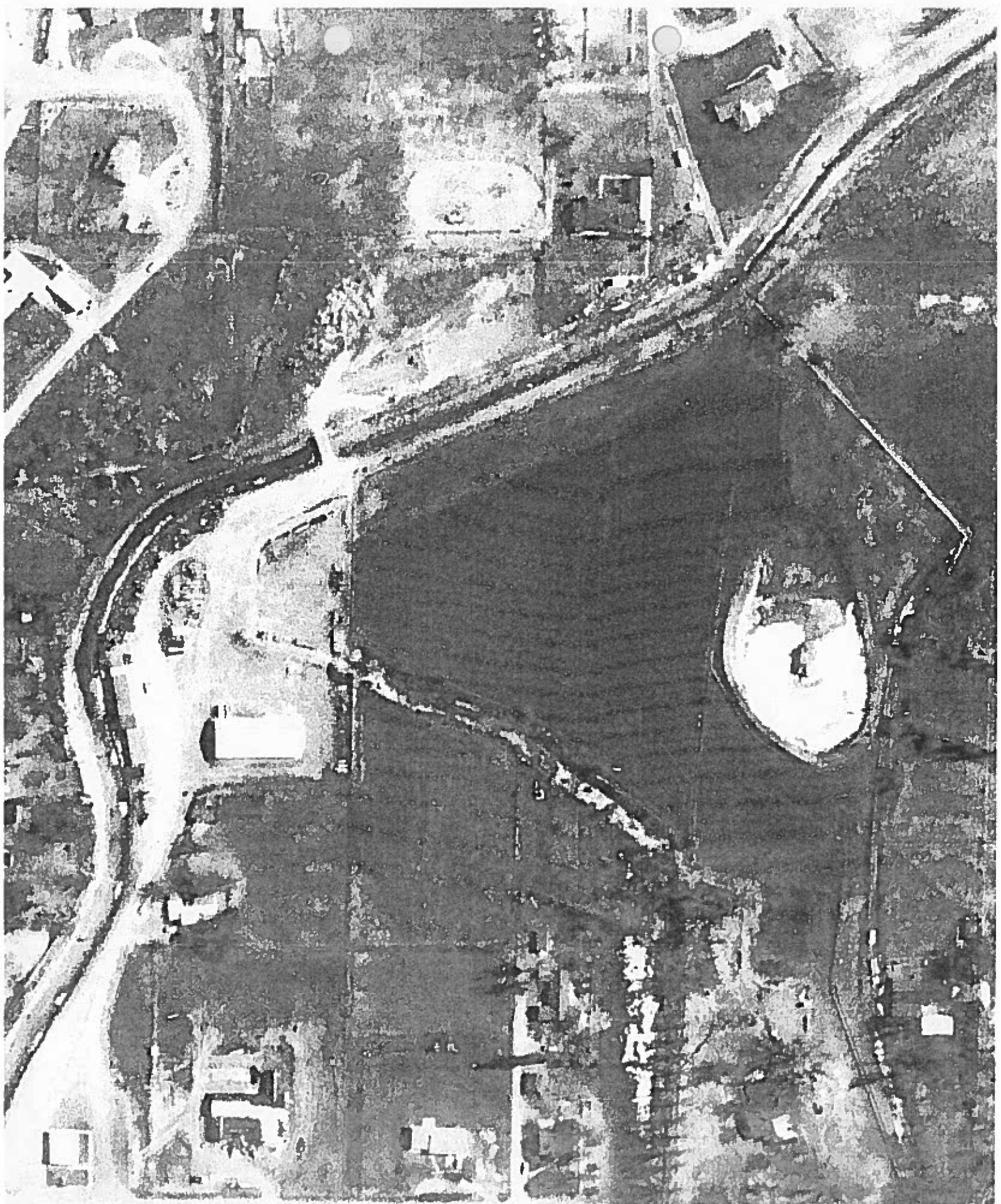


J. Richard Livingston

JRL:jlc

Enclosures

cc: Baird Brown, *et al.*



3/12/79

Exhibit "2"

MAR-23-2001 FRI 10:43 AM

02



# City of Grand Junction Parks and Recreation Department

March 23, 2001

Baird Brown  
1250 East Sherwood Drive  
Grand Junction, Colorado 81501

Dear Baird,

As per my earlier conversation with your staff, the City of Grand Junction contracted for the replacement of the upper concrete sections of the east Stocker Stadium football stands in 1982. Our May 21, 1982 contract was with G.A. Western Construction. Project specifications called for them to remove and properly dispose of any demolished items not retained by the City; the concrete riser sections were among those non-retained materials.

Sincerely,

Don Hobbs  
Assistant Parks and Recreation Director

Exhibit "3"



Exhibit "4"



Exhibit "4"



Exhibit "4"

## MEMORANDUM

TO: Kelly Arnold  
FROM: Kathy Portner  
DATE: May 22, 2001  
RE: GVIC

I finally connected with Phil Bertrand from GVIC regarding their CUP. As you know, GVIC submitted for approval of a Conditional Use Permit for their facility at 688 ½ 26 Road. The requested CUP would bring the existing facility in compliance and allow for expansion to the east side of the canal. The property was zoned RSF-1 at the time of annexation, which was the existing county zone, and has been zoned residential since 1961. At the time of annexation the County had an open zoning violation case on the property. The County had maintained that only the area west of the canal, which includes the office and maintenance facility, had been in place prior to the 1961 zoning. That portion of the operation was considered non-conforming. The area east of the canal had been established around 1979, which the County maintained was an illegal expansion of a non-conforming use. Some adjacent property owners brought the expansion to the attention of Mesa County with their concerns of noise and dust.

The GVIC property was a part of the G Road South Annexation in the summer of 2000. Since then the Community Development Department has met with County staff, neighbors and GVIC to discuss the zoning violation. GVIC was given two options:

1. Continue to operate the facility on the west side of the canal as a non-conforming use, which some required screening for the maintenance yard and remove all materials and operations from the east side of the canal, or
2. Request a Conditional Use Permit to bring the existing facility west of the canal into compliance with the Code and to allow the expansion to the east side of the canal.

GVIC was told upfront that City staff would likely not support the expansion to the east side of the canal. But, they chose option 2 and submitted an application on March 2, 2001. Staff reviewed the application and was recommended approval with the following conditions:

1. No outdoor storage shall be allowed on the east side of the property accessed by the bridge across Grand Valley Canal. Any other proposed use of the property must first gain the approval of the City through the Conditional Use Permit process. Until an approval is obtained from the City for a use on that portion of the property, the Petitioner shall remove all refuse and revegetate this area with natural grasses. Petitioner shall submit a landscape plan in compliance with the SSID's manual for review by the Community Development Department.
2. The Petitioner shall pave the access drive up to the maintenance area to limit dust and control erosion. A plan designating the paved area shall be

submitted to the City Development Engineer of the Public Works Department of the City of Grand Junction for review.

3. Any rubbish kept on site shall be kept in a screened dumpster area as required in Section 4.1.1.2. No dumpster shall be allowed on the east side of the property accessed by the bridge across Grand Valley Canal. No storage shall be allowed within the residential setbacks for an RSF-1 zone.
4. The Petitioner shall adhere to all applicable requirements of Section 2.13 (CUP) and 4.1.1.2 (Outdoor Storage) in the Zoning and Development Code.
5. A portion of the canal road from the southeast corner of the property to where the canal leaves the property will be dedicated to the City of Grand Junction as required by the Urban Trails Master Plan, dated April 8, 1997.
6. Deadline for completion on Conditions #1, #2, and #3 will be 30 days from the date of approval of this Conditional Use Permit.

The staff report, including conditions 1 through 4 was faxed to GVIC on May 3, 2001. The addition of conditions 5 and 6 were faxed on May 7, 2001. The CUP was scheduled for the May 15<sup>th</sup> Planning Commission hearing. On May 11<sup>th</sup> a letter was faxed to Community Development from Phil Bertrand requesting a delay in the hearing to allow his board to review conditions 5 and 6.

Condition number 5 seems to be the most objectionable to GVIC. Section 2.13.C.1 of the Zoning and Development Code requires that all requests for Conditional Use Permits comply with the site plan review criteria. Section 2.2.D.4.b(1) of the site plan review criteria requires compliance with the Growth Plan, as well as the major street plan, trails plan and parks plan. Requiring dedication of access along the canal on this property is in accordance with the Urban Trails Master Plan. The requirement is for an easement for public access. This is the same requirement imposed on any other developer.

I spoke with Phil Bertrand today and offered to attend his June 7<sup>th</sup> board meeting to answer any questions and provide clarification. He thought that would be a good idea. I told Phil we would reschedule the CUP hearing for June 19<sup>th</sup>. I recommend we hold off on any Code Enforcement action until after the Planning Commission hearing.





# CITY OF GRAND JUNCTION

Community Development Department • Code Enforcement Division  
2549 River Road • Grand Junction, CO 81505  
970 244-1593 • Fax 970 256-4114

Grand Valley Irrigation Company  
Charlie Gunther, Requestor  
688 26 Road  
Grand Junction, CO 81501

June 4, 2001

Dear Mr. Gunther:

At your request I am listing enforcement expectations and use limitations on the property if the GVIC Board should choose to remain a non-conforming use in a residential zone.

1. The East Side of the canal has been determined to be an illegal expansion of the business use of the property. All maintenance, repair and scrap materials must be cleared from the property.
2. The West Side of the canal as it existed on the day of annexation would be treated as a legal non-conforming use in a residential zone district. Non-conforming uses are not allowed to expand in a residential zone. This would include expansion of any existing building on the property and/or addition of any new structures.
3. Screening of outdoor storage is a requirement of the Grand Junction Zoning and Development Code. Requirements for screening are handled on a complaint basis for existing businesses and annexed properties. Complaints regarding this property have been specific to the East Side of the canal so perimeter screening of the West Side of the canal will not be required at this time. If complaints are received in the future, screening along the perimeters may be required. If piles of rip-rap and maintenance materials are expected to be stored outdoors on the West Side, if there is outdoor storage of pipe, equipment parts or other metal and if crushing activities are anticipated on the West Side, **GVIC is encouraged to voluntarily provide screening along the perimeters as a buffer between this use and the adjacent residential uses. Noise and outdoor storage complaints regarding storage of piles of material, equipment and activity related to the business are common for similar use relationships in the City and should be anticipated by GVIC.**
4. Proper storage for any junk and trash (primarily the piles that were described by you and Phil as stuff cleaned out of the canal) that is stored on the property west of the canal will be required. Chapter 16, Article II of the Municipal Code prohibits accumulation of junk (defined as ferrous and nonferrous metals, wood or wood products, rubber or plastic products, dismantled or inoperable machinery, equipment, tools junk vehicles or similar materials) and rubbish (defined as all combustible or noncombustible waste including ashes, bottles, cans, carcasses of dead animals, cardboard, cloth, crockery, glass, abandoned or unusable household furnishings, metals, plastics, tree branches, limbs, waste building materials etc.) on any property and requires that rubbish be stored so that

there is no reasonable likelihood of the pile becoming harborage for insects, vermin or disease. If GVIC proposes screening as opposed to using rolloff dumpsters or similar containment, the screening requirement is "at least six (6) feet in height and provides a permanent, opaque, year-round screening around the entire perimeter of the outdoor storage area." (Section 4.1.I of the Zoning and Development Code)

5. Ongoing dust control measures will have to be implemented for vehicle pathways and for any material piles being loaded or unloaded. This requirement is necessary for all activity, regardless of length of time of the activity, to meet Municipal and State requirements.

Should you have any questions, please call or I will be available at the Thursday Board meeting.

Sincerely,

Ivy Williams, Code Enforcement Supervisor

c. File

Kathy Portner, Acting Community Development Director  
John Shaver, Assistant City Attorney

FAX 241-1144

# HOSKIN, FARINA, ALDRICH & KAMPF

Professional Corporation

ATTORNEYS AT LAW

200 Grand Avenue, Suite 400  
Post Office Box 40  
Grand Junction, Colorado 81502

Telephone (970) 242-4903  
Facsimile (970) 241-3760

Gregory K. Hoskin  
Terrance L. Farina  
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Gregg K. Kampf  
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John T. Howe  
Matthew G. Weber  
John A. Siddeck  
Laurie A. Cahill  
Sandra K. Honath  
Gregory L. Ryan

William H. Nelson  
(1926-1992)

— —  
—

June 11, 2001

**VIA FACSIMILE**  
**256-4114**

Ivy Williams  
Code Enforcement Supervisor  
Community Development Department  
City of Grand Junction  
2549 River Road  
Grand Junction, Colorado 81505

Re: Grand Valley Irrigation Company

Dear Ms. Williams:

The purpose of this letter is to confirm my telephone conversation with you of June 11, 2001 in which I stated Grand Valley Irrigation Company's proposal for compliance with its nonconforming use.

GVIC's proposal is as follows:

1. Material currently stockpiled on the property east of the canal will be relocated to the property on the west side of the canal within 60 days of agreement on this proposal.
2. Within 180 days of agreement on this proposal, GVIC will install a six-foot high opaque screening fence for the material located on the property west of the canal. The exact location of this screening fence will have to be determined so as to allow for ingress and egress, and appropriate radius of turns, to the property on the east side of the canal. Generally, however, this fence will begin at the maintenance building and run parallel to the canal to approximately the bridge and also a fence on the boundary south of the vehicle storage building running east to the canal right-of-way and then, perhaps, northerly.

Ivy Williams  
Page 2  
June 11, 2001

3. GVIC will continue with an ongoing dust control program utilizing a combination of sprinklers and watering trucks.


4. GVIC reserves its ingress and egress to the east property over and across its existing bridge. This property may be used in the future for the removal of dirt utilizing GVIC equipment, most likely on an emergent basis.

GVIC believes this proposal meets the requirements of your letter of June 4, 2001. Prior to implementing this proposal, GVIC is requesting written assurance that upon completion of this proposal, GVIC's existing uses will be accepted by the City as a legal nonconforming use.

I appreciate your cooperation and look forward to hearing your response.

Very truly yours,

HOSKIN, FARINA, ALDRICH & KAMPF  
Professional Corporation



FREDERICK G. ALDRICH

FGA:jhc  
cc: Grand Valley Irrigation Company

**HOSKIN, FARINA, ALDRICH & KAMPF**

Professional Corporation

ATTORNEYS AT LAW

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Telephone (970) 242-4903  
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**COPY**

Gregory K. Hoskin  
Terrance L. Farina  
Frederick G. Aldrich  
Gregg K. Kampf  
David A. Younger  
David M. Scanga  
Michael J. Russell  
John T. Howe  
Matthew G. Weber  
John A. Siddeek  
Laurie A. Cahill  
Sandra K. Honath  
Gregory L. Ryan

William H. Nelson  
(1926-1992)

June 15, 2001

**VIA FACSIMILE**  
**256-4114**

Ivy Williams  
Code Enforcement Supervisor  
Community Development Department  
City of Grand Junction  
2549 River Road  
Grand Junction, Colorado 81505

Re: Grand Valley Irrigation Company

Dear Ivy:

Thank you for faxing to me the Declaration of Legal Conforming or Legal Non-Conforming Use form used by the City in connection with annexation of property from the county. It is my belief that this form is not sufficient for our purposes. Rather, I am looking for a document expressing the City's acceptance of GVIC's use as a legal nonconforming use, which the form does not address.

For this reason, I have prepared and am faxing herewith an Agreement for Acceptance of Nonconforming Use for your review and comment. Once you have had a chance to review this document, please call me with your comments.

Very truly yours,

HOSKIN, FARINA, ALDRICH & KAMPF  
Professional Corporation

*Frederick G. Aldrich*  
FREDERICK G. ALDRICH *jc*

FGA:jhc  
Enclosure

cc: Grand Valley Irrigation Company

**AGREEMENT FOR ACCEPTANCE OF NONCONFORMING USE**

THIS AGREEMENT FOR ACCEPTANCE OF NONCONFORMING USE (hereafter "Agreement") is dated the \_\_\_\_\_ day of \_\_\_\_\_, 2001, and is between the CITY OF GRAND JUNCTION, a home rule city (hereafter "City"), and the GRAND VALLEY IRRIGATION COMPANY, a Colorado nonprofit corporation (hereafter "GVIC").

**RECITALS**

A. GVIC is the owner and operator of a system of irrigation canals located in Mesa County, Colorado. GVIC is the owner of the real property known as 688 26 Road, Grand Junction, Colorado 81506 (hereafter "Property") where it maintains its office, maintenance shop, vehicle and equipment storage garage, and outdoor storage of materials and equipment.

B. The Property was zoned R1-A on July 31, 1961, but has not been developed or used for residential purposes.

C. On \_\_\_\_\_, \_\_\_\_\_, the Property was annexed into the City and zoned \_\_\_\_\_.

D. A dispute has arisen between GVIC and City as to whether certain aspects of GVIC's use of the Property constitute an illegal, nonconforming use.

E. The parties desire to resolve the dispute over GVIC's use of its Property and obtain an agreement as to the acceptance of GVIC's use of its Property as a legal nonconforming use.

NOW, THEREFORE, the parties agree as follows:

1. Subject to completion of the items set forth herein below, the City accepts GVIC's present use of that portion of the Property lying west of the Grand Valley Canal for GVIC's office, maintenance shop, vehicles and equipment storage garage, and outdoor equipment and materials storage as a legal nonconforming use in accordance with all applicable zoning, development codes and ordinances.

2. On or before 60 days from the execution of this Agreement, GVIC shall remove all dirt, rock, rip rap, and other materials located on that portion of its Property lying east of the Grand Valley Canal to that portion of the Property lying west of the Grand Valley Canal. GVIC

reserves all rights of ingress and egress to this part of the Property, including removal of dirt therefrom.

3. On or before 180 days following the execution of this Agreement, GVIC will install a screening fence at least six feet in height that is permanent and opaque providing year round screening for material, parts and equipment stored outdoors, the general location of such screening being shown on the map attached hereto as Exhibit A and incorporated herein by this reference.

4. Pending completion of the relocation of stored materials under paragraph 2 and installation of the screening fence under paragraph 3 within the time frames stated above, the City shall abate any code enforcement activity.

5. In the event GVIC fails to complete the removal of material or installation of the screening fence within the time periods stated in paragraphs 2 and 3 above, the City may exercise code enforcement action.

6. The terms and provisions of this Agreement shall inure to the benefit of and be binding upon the parties and their heirs, successors and assigns.

DATED the year and day first above written.

GRAND VALLEY IRRIGATION COMPANY, a  
Colorado nonprofit corporation

By \_\_\_\_\_

CITY OF GRAND JUNCTION, a home rule city

By \_\_\_\_\_  
Mayor



## CITY OF GRAND JUNCTION

Community Development Department • Code Enforcement Division  
2549 River Road • Grand Junction, CO 81505  
970 244-1593 • Fax 970 256-4114

Kathy Portner

June 19, 2001

VIA FACSIMILE  
970-241-3760

Frederick G. Aldrich  
c/o Hoskin, Farina, Aldrich & Kampf  
200 Grand Avenue, Suite 400  
Post Office Box 40  
Grand Junction, CO 81502

Re: Grand Valley Irrigation Company

Dear Mr. Aldrich:

Thank you for your recent letter proposing that the Grand Valley Irrigation Company at 688-690 26 Road be deemed a legal non-conforming use. While we agree in principle that the facility can be found to be a lawful non-conforming use, clarification of how and when that will occur is needed:

1. All material currently stockpiled on the property East of the canal shall be relocated to the property on the West side of the canal within 60 days or in any event no later than August 25, 2001.
2. Within 180 days or in any event no later than December 31, 2001, GVIC shall install a six-foot high opaque screening fence on the property on the West side of the canal. The general description in your June 11 proposal will fulfill the goal of screening outdoor storage from adjacent residential uses. Within 90 days or in any event no later than September 25, 2001, a fence permit shall be obtained from the Community Development Department. Consistent with permitting requirements of the Code, a scale drawing of the West side is required. The drawing shall show the location of the proposed fencing, all structures and all other uses related to the GVIC operation (such as equipment storage/maintenance area, etc.). The Code requires all fences to be constructed and maintained in a professional manner. We will be pleased to assist you if you have questions about sight distance or location/placement of the fence.
3. A pro-active dust control program is required. GVIC shall control dust from any and all activities that require or involve vehicle or equipment traffic and loading and unloading of materials. Sprinklers and watering trucks shall be used pro-actively to control dust and to avoid complaints to the Code Enforcement Division. That requirement includes dust control for and during the cleanup of the East side.
4. The City has no issue with GVIC accessing the East property across the existing bridge so long as the access and use of the same is for lawful purposes. Specifically use of the property for outdoor storage is not allowed. Removal of dirt from the property on the East side of the canal for use off site is prohibited.

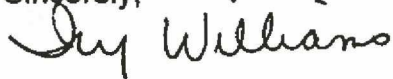


Code Enforcement will not initiate any enforcement action regarding outdoor storage on the East side or screening on the West side prior to the dates stated above. While I understand that you would like to have an agreement now that the site and uses are lawful, all I can commit to is allowance of time to make them so. If GVIC performs as required by this letter then this office will issue a statement of lawful non-conformity. That cannot happen until the site is made lawful as detailed in your letter and as clarified by this letter. Removal of all outdoor storage on the East side of the canal by August 25, 2001 will preclude issuance of a summons for illegal expansion of a non-conforming use.

I am in receipt of your draft Agreement For Acceptance of Non-Conforming Use and will be reviewing that document with John Shaver in the next few weeks. Code Enforcement would like to photograph the site once the East Side has been vacated, on or after August 25, 2001 and then when the screening is completed in December.

Your continued cooperation is appreciated. Please call if you have questions.

Sincerely,



Ivy Williams  
Code Enforcement Supervisor

- c. file 00-7144  
Kathy Portner, Acting Community Development Director  
John Shaver, Assistant City Attorney



CITY OF GRAND JUNCTION  
515 28 Road  
Grand Junction, CO 81501  
Fax: (970) 256-4031

## FACSIMILE

Date: 6-25-01  
To: Baird Brown  
Location: \_\_\_\_\_

Telephone Number: \_\_\_\_\_  
Fax Number: 241-1144

From: Kathy Portner  
Telephone Number: (970) 244-1446

Number of Pages Including Cover Sheet: 3

**Special Instructions:**

Baird - Here's a copy of the letter we sent to  
GVIC.

If the telecopy you have received is incomplete or illegible, please call (970) 244-1430.

**From:** Stephanie Rubinstein  
**To:** Dan Wilson; John Shaver  
**Date:** Thursday, May 10, 2001 9:58AM  
**Subject:** GVIC

Tricia,

As you are aware, one of my comments on CUP-2001-056, a Conditional Use Permit for Grand Valley Irrigation Company did not make it from Impact AP to the written comments which were sent to the applicant. I know there has been some confusion as to what the content of that comment is. Below is the official comment as should be communicated to the applicant.

Per the Adopted Urban Trails Master Plan, dated April 8, 1987, the City is requiring minimally an easement for pedestrian recreation use (see the language on #7 of the Sample/Model Dedications) of the canal road from the southeast corner of the property to where the canal leaves the property. The applicant may wish to dedicate this portion of land to the City. If this is the case, the City would then need to review that request before we decide if we want to accept the property, which would also include accepting responsibility for maintenance, etc. No physical improvements to that easement are being requested at this time.

Dan and John, Let me know if you need me to add anything else to this.

Thanks!

Steph



# CONDITIONAL USE PERMIT (CUP)

## 2.13.C Review Criteria

The application shall demonstrate that the proposed development will comply with the following:

1. **Site Plan Review Standards.** All applicable site plan review criteria in Section 2.2.D.4. and conformance with SIDD, TEDS, and SWIM Manuals;
2. **District Standards.** The underlying zoning districts standards established in Chapter Three;
3. **Specific Standards.** The use-specific standards established in Chapters Three and Four;
4. **Availability of Complementary Uses.** Other uses complementary to, and supportive of, the proposed project shall be available including, but not limited to: schools, parks, hospitals, business and commercial facilities, and transportation facilities.
5. **Compatibility with Adjoining Properties.** Compatibility with and protection of neighboring properties through measures such as:
  - a. **Protection of Privacy.** The proposed plan shall provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site. Fences, walls, barriers and/or vegetation shall be arranged to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants;
  - b. **Protection of Use and Enjoyment.** All elements of the proposed plan shall be designed and arranged to have a minimal negative impact on the use and enjoyment of adjoining property.
  - c. **Compatible Design and Integration.** All elements of a plan shall coexist in a harmonious manner with nearby existing and anticipated development. Elements to consider include; buildings, outdoor storage areas and equipment, utility structures, building and paving coverage, landscaping, lighting, glare, dust, signage, views, noise, and odors. The plan must ensure that noxious emissions and conditions not typical of land uses in the same zoning district will be effectively confined so as not to be injurious or detrimental to nearby properties.

- g. All outdoor storage shall be screened. Acceptable screening consists of any combination of fences, walls, berms and landscaping that is at least six (6) feet in height and provides a permanent, opaque, year-round screening around the entire perimeter of the outdoor storage area. Plant materials are encouraged as screening.
  - h. All outdoor storage shall meet the following additional requirements, as applicable;
  - i. All storage shall conform to the performance standards of the zone as described in Section 3.3 for residential zoning;
  - j. Except for integral units, stored items shall not project above the screening;
  - k. Dumpsters and refuse containers for new multi-family dwelling, commercial and industrial uses shall be enclosed in a solid, opaque enclosure constructed of brick, masonry, stucco or wood of at least six (6) feet tall; and
  - l. Non-conforming property shall comply with Section 3.8.
2. **Non-Residential Outdoor Storage.** Where outdoor storage is permitted in non-residential districts it shall be subject to the provisions of this Code.. Non-residential outdoor storage are materials stored outside of business or commercial uses for a period of longer than forty-eight (48) consecutive hours and occupying a volume of more than one hundred fifty (150) cubic feet:
- a. Junk or rubbish is not permissible outdoor storage unless the use is a permitted junkyard/salvage yard or landfill.
  - b. If the principal use of the property is other than a legal vehicle repair operation, impound lot, junkyard/salvage yard or fleet vehicle service center; a maximum of two (2) vehicles intended for repair or restoration may be stored on a property provided all of the following conditions are satisfied:
  - c. Vehicle(s) shall be owned by the owner or occupant of the premises upon which the vehicle(s) are located;
  - d. The vehicle(s) shall be kept in an enclosed garage, under an opaque cover designed for the vehicle or otherwise screened from off-premise view; and
  - e. There shall be no outdoor storage of vehicle parts.
  - f. Unless otherwise indicated, screening of all outdoor storage shall consist of any combination of fences, walls, berms and landscaping that is at least six (6) feet in height and provides a permanent, opaque, year-round screening around the entire perimeter of the outdoor storage area. Plant materials are encouraged as screening.
  - g. All non-residential outdoor storage shall meet the following additional requirements, as applicable:

- h. All storage shall conform to the Specific Zone Performance Criteria in Section 3.4 and the use-specific requirements of that particular use;
  - i. Unless otherwise indicated, no outdoor storage shall be located in a required front yard setback or in any setback adjacent to a residential or business zone;
  - j. Except for integral units, stored items shall not project above the screening;
  - k. Dumpsters and refuse containers for new uses in all zones except I-1 and I-2 shall be enclosed in a solid, opaque enclosure constructed of brick, masonry, stucco or wood of at least six (6) feet tall.
  - l. non-conforming sites shall comply with Section 3.8; and
3. **Outdoor Display.** A permissible outdoor display of merchandise is a portable display taken inside at the close of each business day or a display of large commercial items (e.g., operable autos, RV's, trucks, modular homes, hot tubs) that is permanent. Retail sales areas located outdoors and generally on-grade will be considered permanent display if the area is open daily to customers for browsing. Retail displays including shelving or rack areas higher than six (6) feet, wholesale merchandise displays and other areas not accessible to the general public are considered outdoor storage and subject to the provisions of paragraph seven (7) of this Section. All permissible outdoor display areas shall comply with the following requirements, except as otherwise indicated:
- a. All outdoor display shall conform to specific zone performance criteria in Section 3.4 and the use-specific requirements of that particular use;
  - b. No permanent outdoor display area shall be located in a required landscaped area;
  - c. Outdoor display areas shall meet all landscaping requirements, but shall not be subject to the screening requirements for storage lots;
  - d. No portion of a right-of-way shall be used for any type of display without a valid revocable permit;
  - e. No permanent display shall be allowed within a required landscaped area;
  - f. For vehicle sales, not more than one (1) vehicle display pad, elevated up to six (6) feet in height as measured at the highest point, shall be permitted per one hundred (100) feet of street frontage;
  - g. All outdoor display shall conform to all requirements of TEDS and the applicable sight distance triangle. Regardless of any provision to the contrary, no display shall be maintained in a location if it obstructs view(s), thereby constituting a traffic or pedestrian hazard; and
  - h. Non-conforming sites shall comply with Section 3.8.
4. **Fleet Vehicles.** Unless otherwise indicated, fleet vehicle parking areas shall meet the permanent outdoor display requirements of each district. In

U.S. Postal Service

# CERTIFIED MAIL RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

7099 3400 0017 1654 2747

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Total Postage & Fees	\$	

Recipient's Name (Please Print Clearly) (to be completed by mailer)  
*Grand Valley Chiropractor*

Street, Apt. No.; or PO Box No.  
*1088 26 Rd*

City, State, ZIP+4  
*IN CO. 47500*

WILLIAM D WALDEN  
694 26 RD  
GRAND JUNCTION, CO 81506-1405

JAMES E BENSON  
674 26 RD  
GRAND JUNCTION, CO 81506-1405

HELEN I DUFFORD  
2622 F 1/2 RD  
GRAND JUNCTION, CO 81506-8314

MICHAEL K WIARDA  
LAURA C BOND  
670 26 RD  
GRAND JUNCTION, CO 81506-1405

MARK N WILLIAMS  
SUZANNE E  
692 26 RD  
GRAND JUNCTION, CO 81506-1405

PHILLIP R CHANDLER  
JANIE CHANDLER  
2624 F 1/2 RD  
GRAND JUNCTION, CO 81506-8314

ROBERT A SAMMONS  
LOUISE W  
2636 DAHLIA DR  
GRAND JUNCTION, CO 81506-8312

BOB SWANDER  
SHARON L SWANDER  
674 1/2 26 RD  
GRAND JUNCTION, CO 81506-1405

CLINTON J OLIVER  
MARSHA D OLIVER  
2613 F 3/4 RD  
GRAND JUNCTION, CO 81506-8499

LLOYD O DAVIS  
ANNE E  
691 MYRTLE LN  
GRAND JUNCTION, CO 81506-8304

WM J ERWIN  
MILDRED L  
690 MYRTLE LN  
GRAND JUNCTION, CO 81506-8304

WILLIAM M DEONIER  
DEBRA J  
684 GLEN CARO DR  
GRAND JUNCTION, CO 81506-8303

EDWARD EUGENE MAURIN  
GLENN A  
688 MYRTLE LN  
GRAND JUNCTION, CO 81506-8304

KENNETH L HAMON  
CATHERINE L HAMON  
686 STEPASIDE LN  
GRAND JUNCTION, CO 81506-8318

STEVEN F COSTELLO  
GWEN M  
691 CREST CT  
GRAND JUNCTION, CO 81506-8307

STEPHEN C AXTHELM  
JUDITH M  
694 CLOVERDALE DR  
GRAND JUNCTION, CO 81506-8302

JAMES V POMMIER  
JULIE L PEARSON  
690 CLOVERDALE DR  
GRAND JUNCTION, CO 81506-8302

BENA MAES  
686 GLEN CARO DR  
GRAND JUNCTION, CO 81506-8303

L STEVEN DON  
NANCY C  
696 GLEN CARO DR  
GRAND JUNCTION, CO 81506-8397

HOWARD H HALL  
JANICE C  
694 GLEN CARO DR  
GRAND JUNCTION, CO 81506-8397

GILBERT I MADISON  
DORIS C MADISON  
695 CLOVERDALE DR  
GRAND JUNCTION, CO 81506-8301

MICHAEL SCHOEDE  
NANCY S KNANISHU  
695 GLEN CARO DR  
GRAND JUNCTION, CO 81506-8398

R R FROHOCK  
693 GLEN CARO DR  
GRAND JUNCTION, CO 81506-8398

JAMES G DIAMANTI  
VON N  
683 GLEN CARO DR  
GRAND JUNCTION, CO 81506-8398

JOHN A GREEN  
IRENE M GREEN  
PO BOX 835  
CLIFTON, CO 81520-0835

MICHAEL R KLOBERDANZ  
M JEAN  
697 GLEN CARO DR  
GRAND JUNCTION, CO 81506-8398

ALICE I MCGREGOR  
691 GLEN CARO DR  
GRAND JUNCTION, CO 81506-8398

CHARLES P MOORE  
KAREN L  
687 STEPASIDE LN  
GRAND JUNCTION, CO 81506-8317

PATRICK H GRIGGS  
MAURA A GRIGGS  
685 STEPASIDE LN  
GRAND JUNCTION, CO 81506-8317

VERNON D NELSON  
ALICE M  
679 STEPASIDE LN  
GRAND JUNCTION, CO 81506-8317



DANIEL L WARD  
GRACE A  
673 LARKSPUR LN  
GRAND JUNCTION, CO 81506-8319

PAULA A WHITE  
3005 HILL CT  
GRAND JUNCTION, CO 81504-5852

NEWELL C HOSKIN  
MARLENE J  
675 LARKSPUR LN  
GRAND JUNCTION, CO 81506-8319

GERALD MARTIN QUINN  
SHIRLEY JEAN  
672 LARKSPUR LN  
GRAND JUNCTION, CO 81506-8320

JACK E WILLIAMS  
E N  
2639 DAHLIA DR  
GRAND JUNCTION, CO 81506-8373

RICHARD D O'CONNOR  
KRISTINE I O'CONNOR  
670 LARKSPUR LN  
GRAND JUNCTION, CO 81506-8320

BENERITA URRUTY  
C/O PAUL VELASQUEZ  
680 26 RD  
GRAND JUNCTION, CO 81506-1405

MILTON BRENT JENSEN  
ETHEL PEARL  
676 26 RD  
GRAND JUNCTION, CO 81506-1405

JOSE MODESTO GALVAN  
2614 F 3/4 RD  
GRAND JUNCTION, CO 81506-8498

GRAND VALLEY IRRIGATION  
COMPAN  
688 26 RD  
GRAND JUNCTION, CO 81506-1405

CHRISTINE L BROWN  
TRUST  
677 LARKSPUR LN  
GRAND JUNCTION, CO 81506-8319

JOSEPH A ELLIOTT  
DANA L ELLIOTT  
661 LARKSPUR LN  
GRAND JUNCTION, CO 81506-8319

JACQUELYN A MORAN  
623 26 RD  
GRAND JUNCTION, CO 81506-1967

ROLAND L KAISER  
M L  
695 26 RD  
GRAND JUNCTION, CO 81506-1409

HELEN M WATKINSON  
675 26 RD  
GRAND JUNCTION, CO 81506-1409

SHARON K BARTLETT WALKER  
ROBERT C  
687 1/2 26 RD  
GRAND JUNCTION, CO 81506-1409

ROBERT D RAFF  
A L  
2593 G RD  
GRAND JUNCTION, CO 81505-9548

LAURENCE M OLESON  
MARY E  
689 26 RD  
GRAND JUNCTION, CO 81506-1409

MICHAEL P FORREST  
MARGARET G ENGEL  
687 26 RD  
GRAND JUNCTION, CO 81506-1409

DONALD R JONES  
C E  
693 26 RD  
GRAND JUNCTION, CO 81506-1409

JOHN F TOOLEN  
DIANE M  
685 26 RD  
GRAND JUNCTION, CO 81506-1409

JAN B DRAZEK  
685 1/4 26 RD  
GRAND JUNCTION, CO 81506-1409

WILLIAM R PATTERSON  
662 26 RD  
GRAND JUNCTION, CO 81506-1405



## Project Report

The Grand Valley Irrigation Company was started in 1882 and incorporated later as a non-profit mutually funded irrigation company in Mesa County in 1894. The canal starts in Palisade, splitting in Grand Junction to form the GVIC Highline, Mainline and Independent Ranchman Canals, which continues to Fruita and Mack. The system irrigates 35,000 acres including Grand Junction, Fruita, Loma, and parts of Palisade, Clifton and Mack and surrounding agricultural areas. There are approximately 3,200 shareholders who own 48,000 shares of stock all represented by a portion of irrigation water.

The Company operated out of the 6<sup>th</sup> and Colorado Avenue site, starting in 1894. In 1940, GVIC purchased this property at 26 & G Roads moving our maintenance operations here in 1948 and our office later in 1970. Since then, our administration office and maintenance operation has grown to what it is today on the four parcels shown on the attached sheets. When we first moved the facility here, the surrounding area consisted of several large farms, that evolved to the mix of ½ acre to 7 acre properties.

Our operation here is limited to the activity currently being exercised, because of our fixed length of canals and size of service area. The site has served well, being centrally located in our facility and close to vendors. The cost of industrial property for another site and facility to our shareholders is not in the foreseeable future.

With the recent annexation to the City of Grand Junction and the RSF-1 classification of this and surrounding properties we would like to continue our present activities on this site. While under previous County zoning we were in a non-conforming status, since City annexation we are applying for a Conditional Use Permit to the City to ensure the ability to exist and function as we currently are.

We are proposing additional screening of the exposed areas of our facility to increase compatibility with surrounding properties.

We realize the City has need for more organized growth and services in this area. GVIC desires to continue to exist and function as we do today, and have in the past, on the property we chose prior to Mesa County zoning and Grand Junction annexation.

We appreciate your consideration and co-operation in this request.

# REVIEW COMMENTS

Page 1 of 2

FILE # CUP-2001-056

TITLE HEADING: Grand Valley Irrigation Company

LOCATION: 688 - 690 26 Rd

PETITIONER: Grand Valley Irrigation – Phil Bertrand

PETITIONER'S ADDRESS/TELEPHONE: 688 26 Rd  
Grand Junction, CO 81506  
242-2762

STAFF REPRESENTATIVE: Tricia Parish

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**NOTE: THE PETITIONER IS REQUIRED TO SUBMIT AND LABEL A RESPONSE TO COMMENT FOR EACH AGENCY OR INDIVIDUAL WHO HAS REQUESTED ADDITIONAL INFORMATION OR REVISED PLANS ON OR BEFORE 5:00 P.M., MARCH 30, 2001.**

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**CITY COMMUNITY DEVELOPMENT**

3/9/01

Tricia Parish

256-4038

1. After a site visit, Staff has determined that the sand/gravel/concrete storage area on the east side of the property, over the bridge, appears to be more than just a utility use. Crushing and processing, as well as truck movement of stored materials, are likely to kick up dust and be an impact of noise and nuisance for the neighbors. Please explain how the project is meeting the criteria for a Conditional Use Permit, Section 2.13 (see attached).
2. Also, please show any rubbish kept on site within a screened dumpster area as required in Section 4.1.1.2.
3. A fence permit must be obtained from the Community Development Department prior to constructing a fence.

**CITY DEVELOPMENT ENGINEER**

3/6/01

Dave Donahue

256-4155

Pave gravel drive back to the first enclosed storage/parking area.

**CITY UTILITY ENGINEER**

3/14/01

Trent Prall

244-1590

No comment.

**URBAN TRAILS COMMITTEE**

3/12/01

Ken Scissors

243-8179

No comments

**CITY CODE ENFORCEMENT**

3/15/01

Nina McNally

256-4103

1. This office has received complaints regarding noise and dust from the storage and movement of material at the subject property where the sand/gravel/concrete proposed storage area abuts residential uses. (Muni Code Sec. 16-106 and 16-126). Please provide information on what management plan there is for control of noise and dust in this area.

2. On investigating the complaints it was determined that the property on the west side of the canal was a non-conforming use at annexation. It has been determined that the expansion to the sand/gravel/concrete storage area on the east side of the irrigation canal was unlawful. Is a 20' or 30' setback with a 6' wood fence going to be sufficient to adequately buffer the use from the residential uses abutting it?
3. The following comments are based upon the most frequently addressed code violations for new/expanding/changes of use as they may apply to this project:
4. Screening/buffering/landscaping must be provided and maintained as required in ZD 6.5.
5. Required landscaping must be maintained as required at ZD 6.5.B.15
6. Any outdoor storage areas must be screened as required at ZD 4.1.I.1
7. Junk that has been removed from canals and is temporarily stored on site must be enclosed together with your dumpster by a solid, opaque enclosure constructed of brick, masonry, stucco or wood at least 6' tall. Stored material should not extend above the enclosure. ZD 4.1.I.1.K
8. Dust control measures must be taken for any parking areas. Muni Code Sec. 16-126
9. All outside light sources shall conform to the standards set forth at ZD 7.2.F., Nighttime Light Pollution.
10. Fences require a permit. ZD 4.1.J

**PARKS & RECREATION**

3/16/01

**Shawn Cooper**

244-3869

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No Comment

**CITY ATTORNEY**

3/16/01

**Stephanie Rubinstein**

244-1501

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1. Please provide evidence of title.
2. Please address the Conditional Use Permit Review Criteria, in the Zoning and Development Code.

**MESA COUNTY PLANNING**

3/14/01

**Linda Dannenberger**

244-1771

---

No comments

Comments not received as of 3/19/01: City Property Agent

Robert Raymond - President  
Judy Bridge - Secretary - Treasurer  
Phillip B. Bertrand - Superintendent

Telephone (970) 242-2762  
FAX (970) 242-2770

Owns and Operates  
THE GRAND VALLEY CANAL

## THE GRAND VALLEY IRRIGATION COMPANY

688 - 26 Road  
Grand Junction, Colorado  
81506

April 26, 2001

Ms. Tricia Parish  
Community Development, Associate Planner  
City of Grand Junction  
250 North Fifth Street  
Grand Junction, Colorado 81502

RE: File # CUP - 2001-056

Dear Ms. Parish:

Attached are GVIC responses to comments pertaining to the application. I have divided the facility into three sites referred to East site, Shop site, and Office site for this application.

Some responses may not be clear without a drawing, which I will submit by May 1. It also is divided into three sites for clarity. I hope all comments are adequately responded to through out narrative portions, addressing dust, noise, lighting, storage, etc.

I apologize for the tardiness of these responses. If you have any questions please call me at 242-2762.

Sincerely,



Charles Guenther  
Assistant Superintendent

Enclosures

RESPONSE TO COMMENTS  
File #CUP-2001-056

Name: GRAND VALLEY IRRIGATION COMPANY  
Location: 688 – 690 26 Road  
Grand Junction, CO 81506  
970-242-2762

AGENCY or INDIVIDUAL COMMENT:

Tricia Parish

RE: SHOP SITE: Enclosed Storage, Parking, Equipment Parking, Canal material Storage Area.

NOTE: For purposes of this response referring to the shop site, we will refer to Northeast, Northwest, Southeast, Southwest parts which consist of different uses of this site.

1. The Northeast part of this property has primarily been a ground storage area, for materials acquired through the normal activity associated with our canal operations. The materials acquired mostly during the winter canal off season months is temporarily stored, then is sorted, discarded or salvaged as necessary. We are proposing in this Northeast part to set back a 6' cedar fence 20' from water's edge, starting at the east end of the shop around the curve to the bridge crossing canal to the east site. Along this fence will be perpendicular fenced 20' lengths to isolate ground storage to accommodate different materials such as organic material, metal pipe to salvage, steel products to salvage in solid containers, and inorganic material in solid containers, with no ground or container storage to exceed six feet in height. All this area is  $\frac{3}{4}$  road base surface.
2. Southeast part of the shop site is a recessed in elevation area that has been used for lumber, pipe, sand, gravel storage related to canal activities and our irrigation facilities. We are proposing a 6' cedar wood fence on the south border of this Southeast part. No materials to be stock piled higher than the 6' fence. Currently the maximum height is four feet. South of this fence line is a 7 acre field with residence, recently built about 500' from property line. We are currently assisting landowner of this parcel in planting trees on the field side of existing wire fence to provide screening. All this Southeast area is a  $\frac{3}{4}$  inch road base surface.
3. The Southwest part of the shop site consists of a part wood, part painted metal enclosed storage for large, heavy equipment with concrete floor. This building is 35 to 50 feet from west and south property lines. This southeast part is bordered on the west by 4 mature trees reaching 40' in heights, then an 8' wood fence on the west side to property corner then east for approximately 120' to top of slope that separates the Southeast and Southwest parts. At the top of this slope are three mature willow trees

and a mature poplar tree. These trees provide screening from the Southeast view of facility. The West border of Southwest part of shop site is abutted by a 2 ½ acre parcel horse pasture with home owned by GVIC. (See MC assessors map.) All open area in Southwest part is ¾ inch road base surface.

4. Northwest part of the shop site consists of a gravel drive to a move around site in front of the shop, car wash, enclosed storage of lumber and truck parking shop facility built in the 1960's. Along the gravel drive on the north is a pull behind equipment parking site. There are no visible properties due to mature trees along the north side of canal through this section. South of the gravel drive borders our 2 ½ acre residential site mentioned in SW section. All this open area of the NW part of the shop site is a ¾ inch road base surface.
5. GVIC will implement the annual treating of surface with calcium chloride to deter movement of dust from site. The 2 ½ acre parcel that GVIC owns adjoining the west parts of shop site hosts ten mature trees reaching 40 feet in height consisting of pine, willow, poplar and maple providing a pleasant wooded look and screening most of our facility from the west.

GVIC will comply with all noise and dust control codes associated with the shop site of our facility. Our shop site normal hours are from 7:30 to 4:00 pm. The shop site of our facility is not a public or shareholder service site, but strictly an employee and merchant delivery site. Only two mercury vapor 175 watt night lights exist on the shop site.

RESPONSE TO COMMENTS

File #CUP-2001-056

Name: GRAND VALLEY IRRIGATION COMPANY  
Location: 688 – 690 26 Road  
Grand Junction, CO 81506  
970-242-2762

AGENCY or INDIVIDUAL COMMENT:

Tricia Parish  
Nina McNally

RE: Sand/Gravel Concrete Storage Area East of Canal  
EAST SITE:

1. Hours of Operation. GVIC will generally limit operations on the east site to the hours of 8:00 am to 4:00 pm Monday through Friday. Material may be delivered to the property by GVIC or third parties designated by GVIC between 8:00 am and 4:00 pm Monday through Friday. It must be understood that emergencies occur requiring repairs to the canal system at nights or on weekends. In the event of such emergencies, GVIC shall have the right to remove material from the property at any time of the day or night.
2. Limitation of Use. GVIC will limit its use of the east site to storage of material used in the operation and maintenance of the canal system. GVIC will make reasonable efforts to utilize the east site of the property for storage whenever possible. Such material includes rip rap, broken concrete, asphalt, road base, dirt, gravel and pit run. The stored material will normally be placed in dump truck loads and the height of stored material shall not exceed seven (7) feet from existing grade. Only natural material will be stored on the southern one-third of the east site as shown on drawings. Natural material is defined to be and include dirt, gravel, pit-run and road base. Man made materials shall be stored on the northern two-thirds of the property. Man made material is defined to be and include asphalt and concrete material. GVIC may also use equipment, vehicles and personnel, including contractors and third-parties for the purpose of delivering, removing, relocating and otherwise managing material on the east site, including dust control and weed control, and otherwise maintaining the east site including ingress and egress, gbridges, signage and other features of the east site in a workmanlike manner following all City ordinances..



3. Crushing and Processing. There shall be no crushing or processing of natural or man made material on the east site.
4. Noise. GVIC will limit noise to levels generated and associated to the activity of use of the east site described in #2 of this response. The noise levels shall meet or exceed the requirements of all governmental agencies, i.e., City of Grand Junction and the State of Colorado and Mesa County including Muni Code Sec 16-106.
5. Dust. GVIC will implement dust control measures upon the continuous use exceeding 15 min of dust producing activity on the east site or act immediately to local resident's responses to the activity causing dust. GVIC will also implement dust control due to non-activity wind caused dust. GVIC will annually implement a calcium chloride treatment to inhibit loose ground surface material blowing or creating a dusty situation. GVIC will comply with Muni Code Sec 16-125, #1, #2, #3 & #5.
6. Buffer. GVIC will maintain thirty five feet buffer on the north, east and south boundary of the east site. No material shall be stored within this buffer, however, crews and equipment will be allowed to operate within this buffer.
7. Screening. GVIC, on the east site, will construct a 6' high cedar wood, tight gapped, fence with vertical metal posts anchored in concrete on the north and south property lines, and 150' down the east property line to adjoining property owners east west fence. Then a landscape buffer to be planted on the remaining 200'. Spartan Junipers are proposed which grow to 20 feet in height. They are a medium growth rate tree and require ten feet spacing through this 200' stretch and to be planted 15' from property line. Trees will be watered weekly during growing season by GVIC portable water truck.
8. Lighting. There are no plans for permanent lighting on this east site.

RESPONSE TO COMMENTS

File #CUP-2001-056

Name: GRAND VALLEY IRRIGATION COMPANY  
Location: 688 - 690 26 Road  
Grand Junction, CO 81506  
970-242-2762

AGENCY or INDIVIDUAL COMMENT:

Tricia Parish  
Dave Donahue

RE: OFFICE SITE: Shareholder Parking, Facility Entrance, Landscaping

The office is a 1290 sq. ft. building constructed in 1972. The walls are cement block with a flat metal roof. It is landscaped in front and south side, with moss rock from ground to roof. Adjoining flower beds on the south and west, with surrounding sidewalks and a 1900 sq. ft. lawn, with a sign embedded in moss rock in front to give the office a neat, attractive appearance.

The building is surrounded by asphalt area with two mature trees on the south of the pavement and two circular planters on the south and two on the north edge of asphalt. The south boundary portion of the office site consists of a maintained grass area stretching the 300 ft. length and 30-50 feet wide. A chain link fence on this south border separates the office site with one property consisting of landscaping, indoor pool and tennis courts, and large brick home.

A. The shop site access road and entrance is inaccessible to office asphalt area due to the elevation change. A four foot rise in elevation to the North separates the north office asphalt/gravel area from the access road to the shop facilities. The access road to shop site gate is 350 feet adjoining the canal to the North. This is ¾" gravel base road and has in place a sprinkler set up for dust control the entire 350' length and sprinklers the gravel area east of shop asphalt areas.

The Company maintains a twelve person crew based out of the shop site. Our pickup truck fleet consists of eight vehicles, larger trucks, utility flatbed and mobile air compressor. Depending on canal maintenance activity and time of work year, vehicles trips in and out of shop access road ranges from twenty to sixty trips per day.

Shareholder office visits to asphalt area ranges from 0-20 per day. Office asphalt area is off limits to trucks and signed stating so. The south asphalt area is for office visitor parking only, as show in drawing, this area is 144 feet by 50 feet. The office walk in door is fifty feet from edge of 26 Road. Most office visitors park directly south of office which would place first parking spot fifty feet from edge of asphalt and fifty feet from sidewalk to south edge of asphalt.

Asphalt area east of office is primarily for office personnel and the Board of Directors. Parking for meetings once a month. Parking stalls are defined on drawing and will be painted on asphalt per city engineering department specifications.

Lighting consists of two attached low sodium lights 12 feet from ground.

GVIC agrees to a yearly treatment of calcium chloride to gravel base areas of office site to deter dust movement of office site.

Our property adjoins the whole north border of the office site. Mature, large weeping willows along the north side of canal buffer the site from that property.

Robert Raymond - President  
Judy Bridge - Secretary - Treasurer  
Phillip B. Bertrand - Superintendent

Telephone (970) 242-2762  
FAX (970) 242-2770

Owms and Operates  
THE GRAND VALLEY CANAL

## THE GRAND VALLEY IRRIGATION COMPANY

688 - 26 Road  
Grand Junction, Colorado  
81506

May 1, 2001

Ms. Tricia Parish  
Community Development, Associate Planner  
City of Grand Junction  
250 North Fifth Street  
Grand Junction, Colorado 81502

RE: File # CUP - 2001-056

Dear Ms. Parish:

Enclosed are the drawings to accompany the responses to comments pertaining to the above numbered application that I delivered to you last week.

If you have any questions please call at 242-2762.

Sincerely,



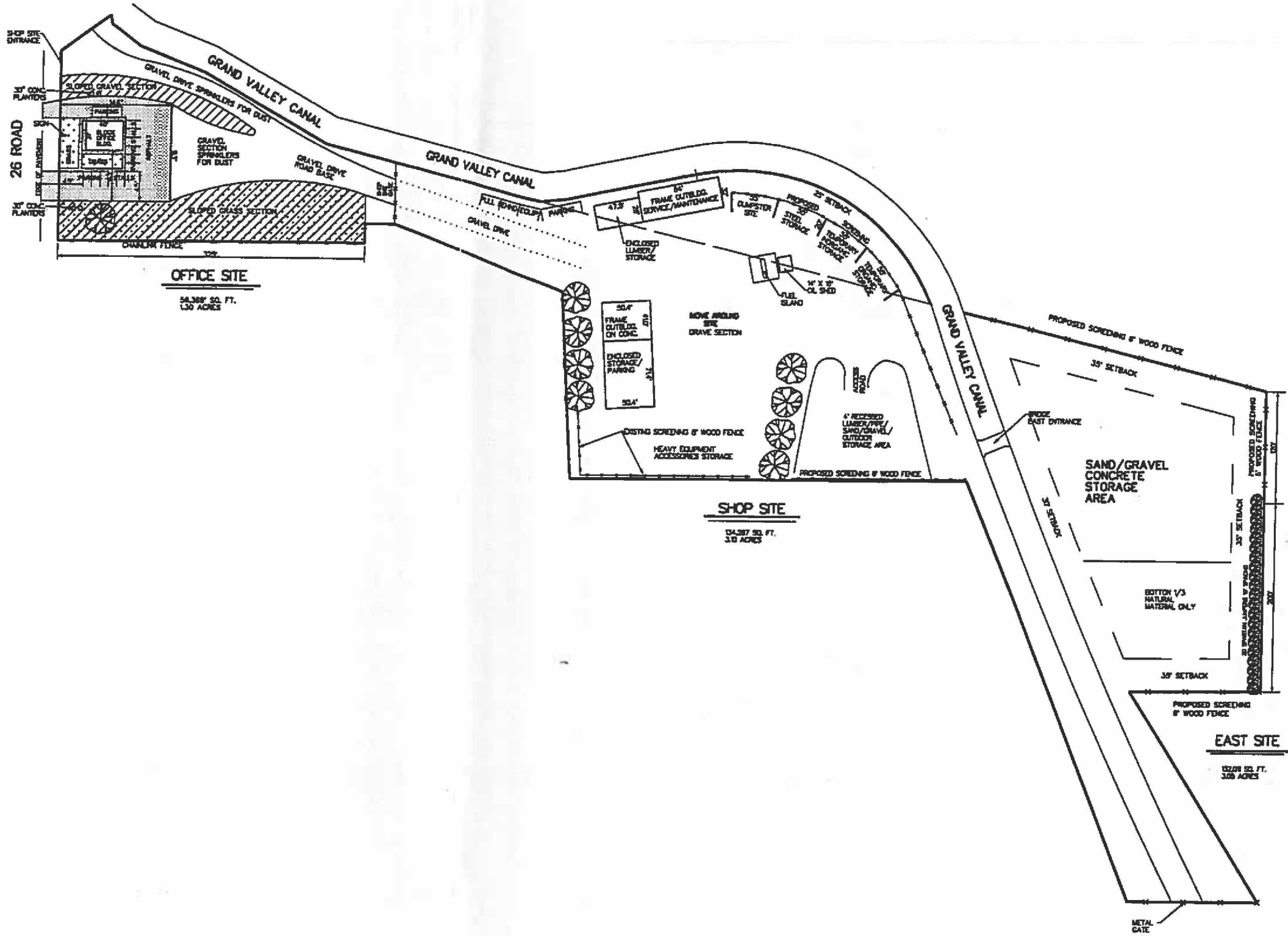
Charles D. Guenther  
Assistant Superintendent

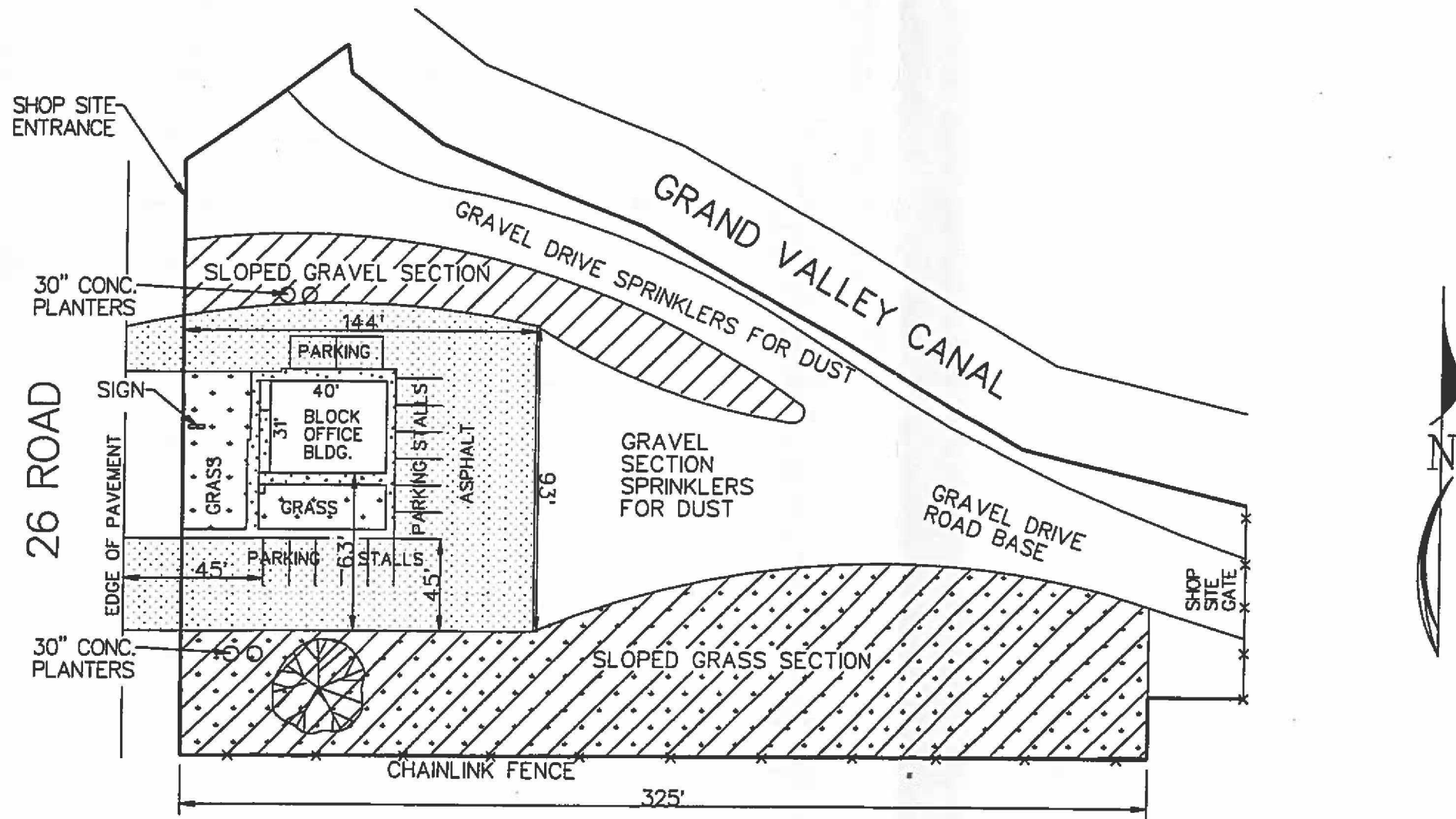
Enclosures

**RECEIVED**

MAY 02 2001

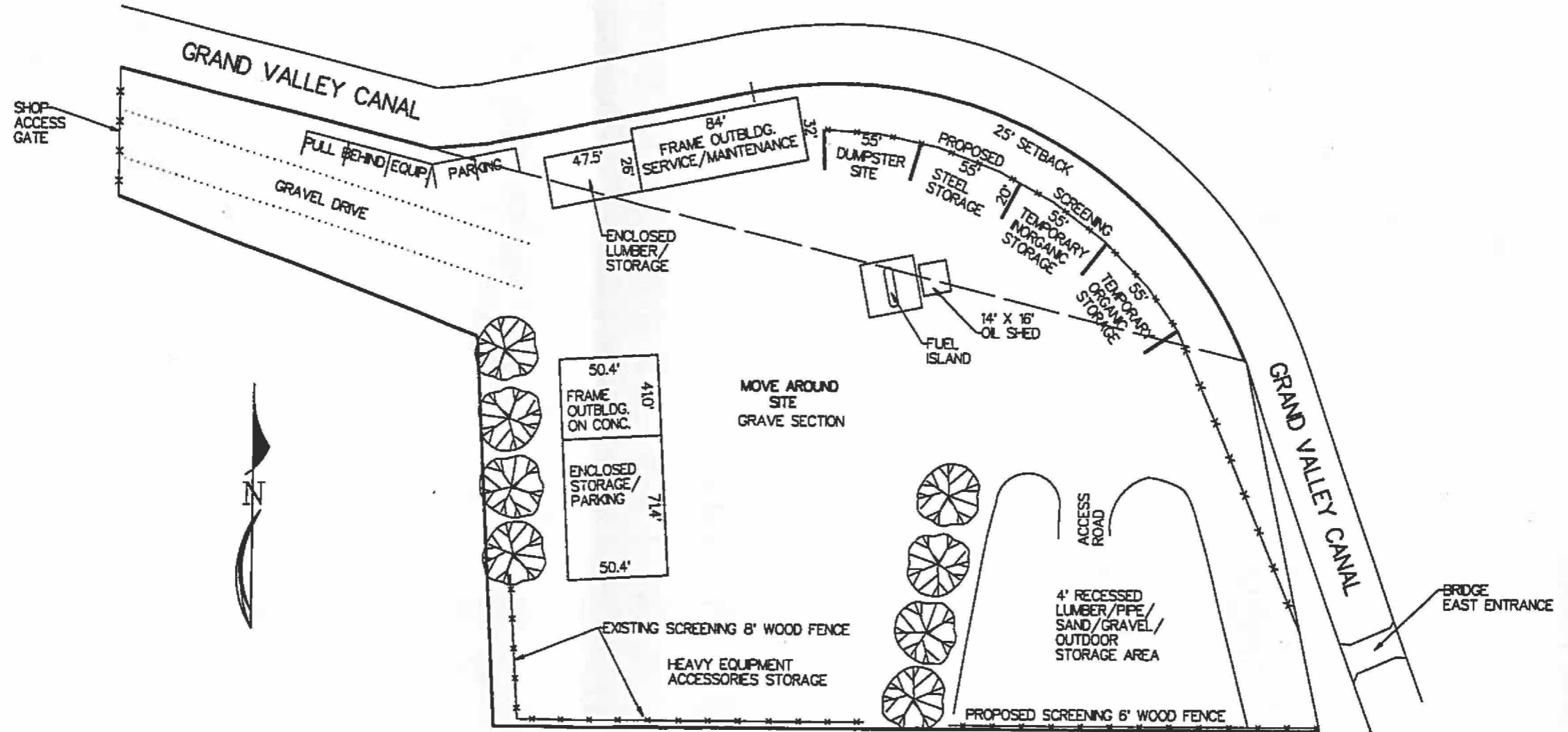
COMMUNITY DEVELOPMENT  
DEPT.





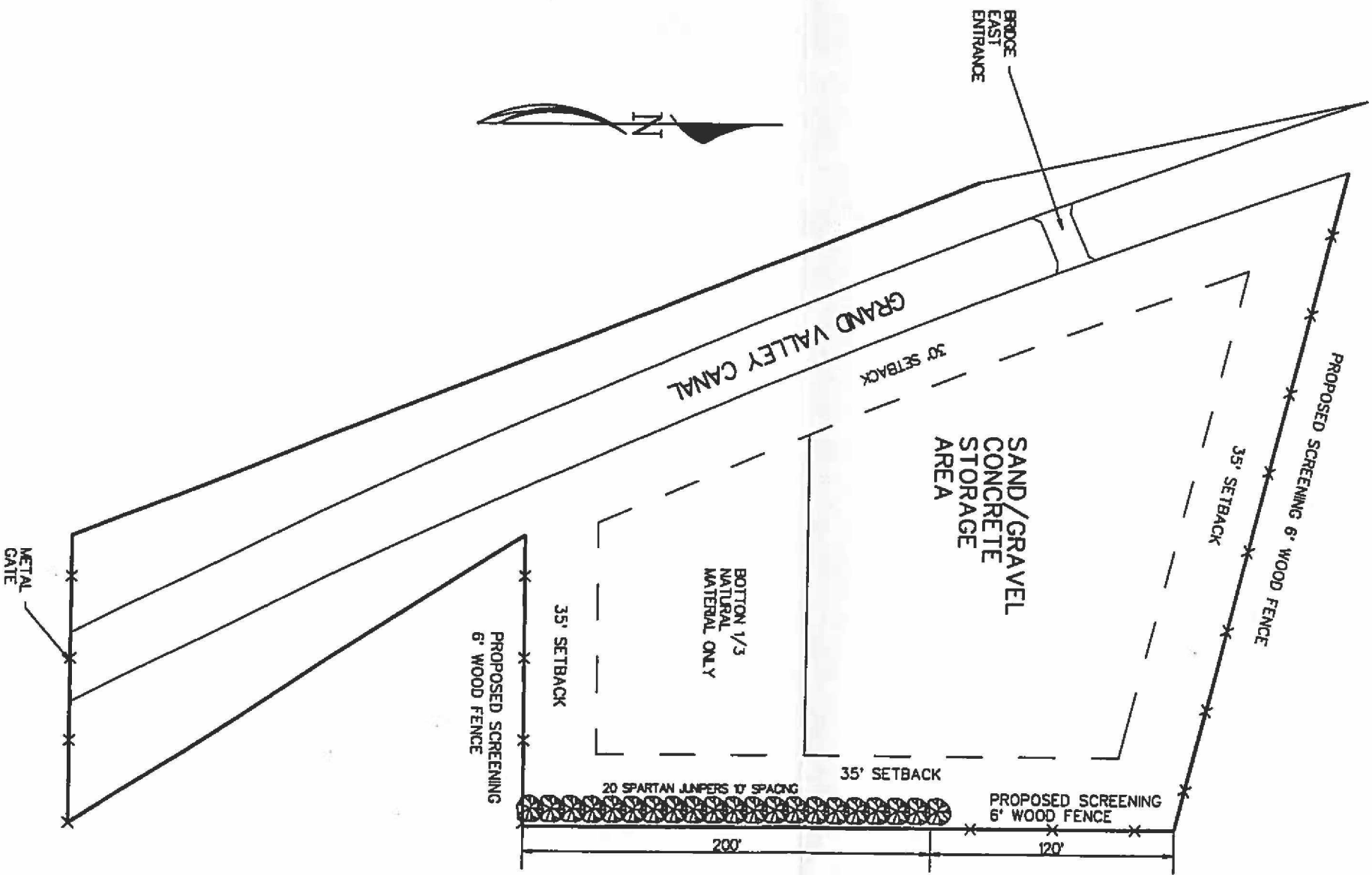
OFFICE SITE

56,369' SQ. FT.  
1.30 ACRES



SHOP SITE

134,267 SQ. FT.  
3.10 ACRES



EAST SITE  
 132,011 SQ. FT.  
 3.05 ACRES



TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

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Legal Description:

- #1 BEG N 54DEG06' E 36.07FT + S 0DEG06' E 665.68FT FR  
NW COR SEC 2 1S 1W N 54DEG06' E 65.82FT S 07DEG55'  
E 9.51FT S 53DEG15'41" SEC E 39.27FT S 66DEG01'43" SEC  
E 73.26FT S 60DEG05'43" SEC E 143.85FT N 75DEG55' W  
287.32FT N 0DEG06' W 23.57FT TO BEG  
2945-022-00-948

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Legal Description:

- #2 LOT 1 KIPP SUB + ALSO BEG AT PT WHENCE NW COR SEC 2 1S  
1W BEARS N 49DEG55' W 39.16FT + N 75DEG50' W 336FT  
N 0DEG06' W 665.68FT THENCE S 49DEG55' E 41.31FT  
S 25FT W 31.61FT N 71.95FT TO BEG  
2945-022-13-946

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Legal Description:

- #3 OUT LOT 20 GLEN CARO SUB SEC 2 1S 1W  
2945-022-05-946

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Legal Description:

- #4 BEG S 0DEG06' E 665.68FT + S 75DEG50' E 30.94FT FR  
NW COR SEC 2 1S 1W S 75DEG50' E 307.06FT S 49DEG55'  
' E 77.47FT S 25.0FT S 69DEG12' E 195.53FT S 3DEG  
16' E 204.60FT N 89DEG54' E 420.19FT S 21DEG37'  
22SEC E 476.52FT N 89DEG54' E 144.05FT N 32DEG36'  
W 270.23FT N 89DEG38' E 145.0FT N 0DEG06' E 312.72  
N 1DEG19'44" SEC W 7.76FT N 75DEG55' E 1329.70FT S  
5.72FT TO BEG  
2945-022-00-946



2945-022

- Arbitrary Blocks
- Tax Parcels
- Water Features
- Townships Sections

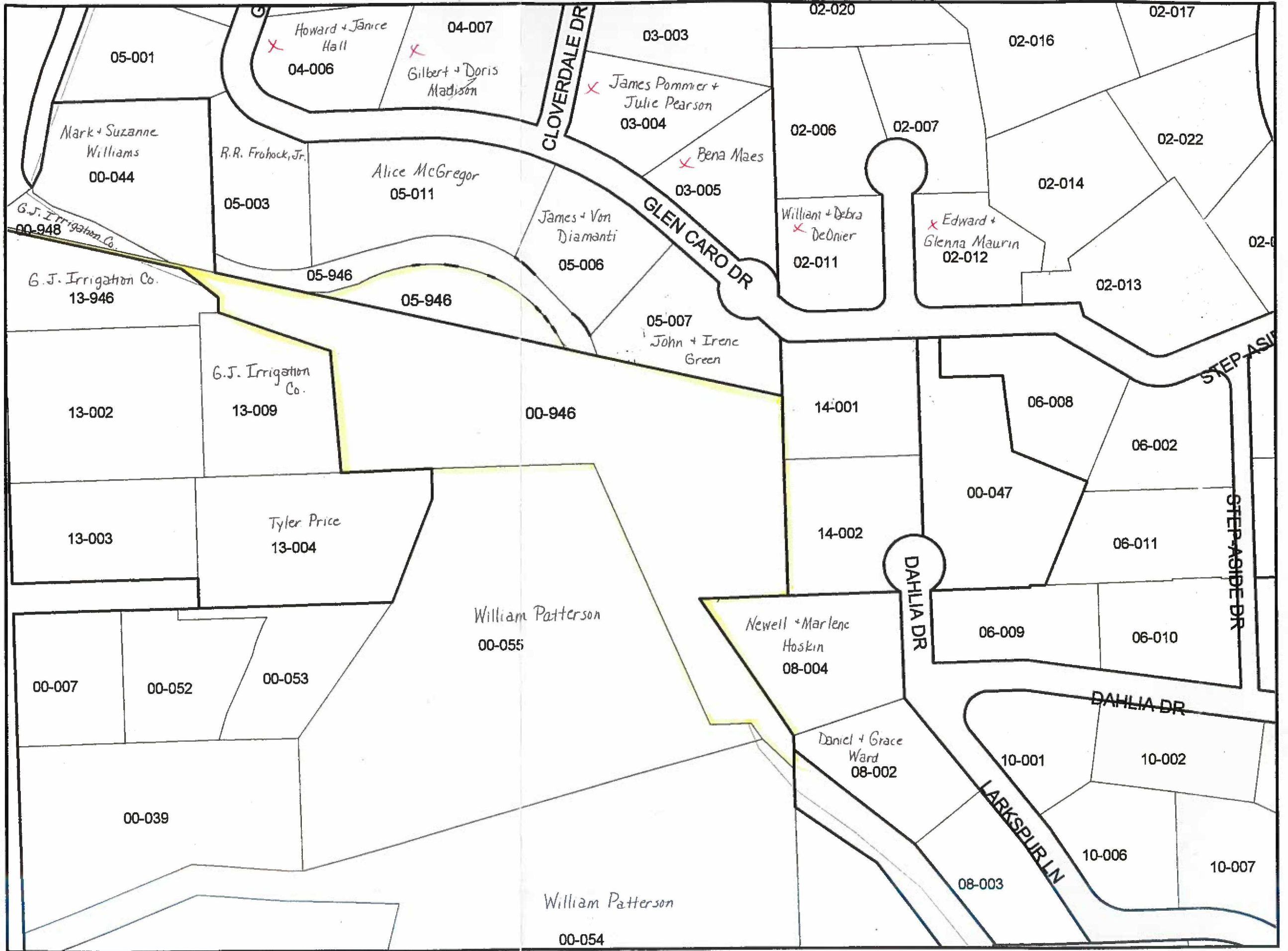


60 0 60 120 180 Feet



The Geographic Information System (GIS) and the maps made are designed as a source of information for many uses, including the planning and for making GIS is not intended or designed to be used for any other purpose. The County Clerk and Recorder offices in the county. In addition, the representations of boundaries on this GIS cannot be substituted for actual legal surveys.

The information contained herein is believed to be true and correct for the use for the limited use, and subject to the limitations, set forth above. Mesa County makes no warranty as to the accuracy or reliability of any information contained herein. Users assume all risk and responsibility for any use of this information, including consequential damage, which may flow from the use of this information.



CERTIFIED COPY

STATE OF COLORADO  
County of Mesa

} ss. Monika Todd

No. 23952

County Clerk and Recorder in and for said County and State, do hereby certify that the within and foregoing is a full, true and correct copy of Resolution on zoning

No.        as it appears on record in my office in Book 13

at Page 486-507

Witness my hand and official seal at Grand Junction, Colorado, this 28th day of May, 19 96.

Issued to M.C. Attorney Monika Todd  
County Clerk and Recorder, Mesa County

Fcc: \$ N/C By [Signature] Deputy



Exhibit -"1"

486

Proceedings of the Board of County Commissioners

Month Day July Term July 31, 1961

Warrants cancelled

PRIOR MONTH

WARRANT NO.	HH NO.	NAME	AMOUNT	DATE	REASON
OAP-D41687	7284-2	JORGENSEN, Nora O.	106.00	6-20-61	Excess P.P.
ADC-1292 A	5169-1	CHAVEZ, Lupe	149.00	-6-61	Husband supporting

CURRENT MONTH

OAP-D42903	12182-1	ARMIT, Esther L.	60.00	7-20-61	Death July 10, 1961
OAP-D44303	11661-1	NEILSON, Noel J.	62.00	7-20-61	Issued in error

Marvin Leroy Arvidson appointment recommended

Welfare Director Wallace recommended the appointment of Marvin Leroy Arvidson as Case Worker and on motion of Henry J. Tupper seconded by Arthur J. Jens and carried, Mr. Wallace was authorized to appoint Mr. Arvidson effective September 19th at a beginning salary of \$335.00 per month.

Blue Cross audit made - increase in patient care

A letter was read from St. Mary's Hospital advising that the semi-annual audit of Blue Cross had been completed and that the cost per day of a patient in the hospital was \$34.16. Due to the fact the additional cost is not in the budget for current year, the hospital will accept the present payments of \$31.67 until after the first of the year.

Blue Cross increase accepted

On motion of Henry J. Tupper seconded by Arthur J. Jens and carried the above proposition from St. Mary's Hospital was accepted

County Commissioners meeting

The Board adjourned as a Welfare Board to immediately reconvene as a Board of County Commissioners with County Attorney Thomas K. Younger now present.

Discussion re: Tera Del Vista Subdivision

A committee discussed with the Board the roads in Tera Del Vista Subdivision which the County has refused to accept into the highway system because they are not now built up to the County specifications. The committee felt that the County should accept these roads because the County has regulated new subdivisions as to the road rights-of-way and they felt that the County should enforce the regulations and also the property owners felt that at the present time their tax rates are out of proportion to the benefits they are obtaining. There are no laws which make it possible for the County to enforce regulations other than not to accept the roads into the County road system.

The County Road Supervisor will meet with property owners to see just what is necessary to bring the roads up to County specifications.

26th Street discussion re: right of way

A discussion was had with a delegation relative to 26th Street. There is a 50 foot right-of-way dedicated for this Street, but on the east side of the property there is a one foot strip which has not been dedicated for road purposes and which does not belong to the property owners on the east which will leave the people on the east without an entrance to the road if the property is subdivided. If this road is brought up to specifications, it will be accepted into the County highway system.

Bids opened on structural steel, bridge plank and guard rail steel

Bids were opened as follows on standard structural steel, steel bridge plank and steel guard rail:

Miller Steel, Inc.	\$11,290.00
The Biggs Kurtz Company	10,994.44
Western Bridge & Supply Co.	9,951.10
S. & M. Supply Company	4,411.13 - standard structural steel only
Thompson Pipe & Steel Company	7,435.65 - plank and steel- however, they do not supply guard rail in the length required
Mesa Pipe and Bridge Co.	9,910.47

Mesa Pipe & Bridge Co. awarded bid for steel

On motion of Henry J. Tupper seconded by Roe F. Saunders and carried, the standard structural steel, steel bridge plank and steel guard rail will be purchased from Mesa Pipe and Bridge Co. - theirs being the lowest bid.

Zoning Resolution Adopted

On motion by Mr. Tupper, seconded by Mr. Saunders, with Mr. Tupper and Mr. Saunders voting "aye" and Mr. Jens voting "nay", the following resolution was adopted:

RESOLUTION

WHEREAS, on April 18th, 1961, the Mesa County Planning Commission certified to the Mesa County Commissioners a comprehensive zoning resolution concerning all property within the unincorporated areas of Mesa County except the property included in Crestridge and Fruitvale Planning Districts and

WHEREAS, The Redlands Zoning District, the Fruitridge Planning District, and the West Orchard Mesa Planning District, have submitted resolutions to the Board of County Commissioners requesting dissolution and

WHEREAS, said Mesa County Zoning Resolution was submitted by the Board of County Commissioners to the Planning Boards of the Clifton Bridge Planning District, Palisade Zoning District, West Central Orchard Mesa Planning District, Central Orchard Mesa Planning District and South Clifton Planning District for their advice and suggestions more than 30 days prior to the public hearing hereinafter described and no response was received from said Planning Districts and

WHEREAS, notice of the public hearing hereinafter described, was published in the Daily Sentinel, a newspaper of general circulation in Mesa County, on April 29th, 1961, being a date more than 30 days prior to the public hearing and

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WHEREAS, a copy of said zoning resolution, together with all maps pertaining thereto were available for inspection by the public in the office of the Mesa County Planning Commission subsequent to said publication and

WHEREAS, a public hearing by the Board of County Commissioners was held June 2nd, 1961, from the hour of 9:00 A.M. until the hour of 5:00 P.M. at which hearing numerous opponents and proponents of said Mesa County Zoning Resolution were heard and numerous resolutions, petitions, and other written documents were submitted to the Board of County Commissioners and

AFTER considering the evidence presented and after independent investigation by the commission, the Board of County Commissioners of Mesa County, finds as follows:

- (1) That the zoning districts previously formed within Mesa County, have failed to provide Mesa County with the zoning protection it needs and desires.
- (2) That the method of local district zoning leaves areas outside the local districts unincorporated, which unfavorably affect the areas within said districts.
- (3) That the method of local district zoning does not provide a coordinated zoning plan now needed for all areas of the county.
- (4) That district zoning creates duplication of effort and expenditures.
- (5) That a comprehensive zoning resolution affecting all unincorporated property within the county of Mesa except that property within Crestridge and Fruitvale Planning Districts is necessary to promote the health, safety, morals, convenience, order, prosperity, and welfare of the present and future citizens of Mesa County, and it appears to be desired by a majority of the property owning citizens of Mesa County.
- (6) That a comprehensive zoning resolution for Mesa County is necessary to lessen congestion in the streets and roads, to reduce the waste of excessive amount of roads, to secure safety from fire and other dangers, to provide adequate light and air, to classify land uses and development, to protect the tax base, to secure economy in governmental expenditures, to foster the county's agricultural and other industries, and to protect both urban and non-urban development.
- (7) That the best interests of all citizens in Mesa County will be served by the adoption of a comprehensive Mesa County Zoning Resolution.

Zoning  
Resolution

NOW, THEREFORE, FOR THE PURPOSE OF PROMOTING THE PUBLIC HEALTH, SAFETY, MORALS AND GENERAL WELFARE OF THE COUNTY; REGULATING AND RESTRICTING THE USE OF LAND, THE USE AND LOCATIONS OF BUILDINGS AND STRUCTURES; THE SIZE, HEIGHT, AND BULK OF BUILDINGS AND STRUCTURES; GOVERNING THE AREA OF YARDS, COURTS AND PLACES SURROUNDING BUILDINGS AND STRUCTURES; CONTROLLING THE DENSITY OF POPULATION; DIVIDING THE ZONED AREA INTO DISTRICTS FOR ZONING PURPOSES; ADOPTING A MAP OF SAID AREAS AND ZONING DISTRICTS THEREIN, SHOWING BOUNDARIES AND THE CLASSIFICATION OF SUCH DISTRICTS; ESTABLISHING A BOARD OF ADJUSTMENT AND APPEAL PROCEDURES; PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT AND AMENDMENT OF SAID ZONING PROVISIONS; DEFINING CERTAIN TERMS USED HEREIN AND PRESCRIBING PENALTIES FOR THE VIOLATION OF ITS PROVISIONS; AND REPEALING ALL RESOLUTIONS IN CONFLICT HERewith.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA

THAT ALL OF THE UNINCORPORATED AREAS WITHIN THE COUNTY OF MESA, STATE OF COLORADO, EXCEPT THE AREAS IN CRESTRIDGE AND FRUITVALE PLANNING DISTRICTS SHALL BE KNOWN AS "MESA COUNTY CONSOLIDATED ZONING AREA" AND THE FOLLOWING REGULATIONS, RESTRICTIONS, AND PROVISIONS SHALL APPLY THERETO:

DISTRICTSSection IA) Establishment of Districts

In order to carry out the provisions of this resolution there are hereby created and established in the Mesa County Consolidated Zoning Area the following classifications for zoning districts:

- RIA, Residential District
- RLB, Residential District
- R2, Residential District
- R3, Residential District
- R4, Residential District
- T, Tourist District
- SC, Shopping Center District
- B, Business District
- ER, Electronics and Research District
- C, Commercial District
- I, Industrial District
- AF, Agricultural and Forestry District
- U, Unclassified District

ZONING MAPSection IIA) Zoning Map

The boundaries and zoning classifications of districts hereby established are as shown on maps entitled, "Consolidated Zoning District Map of Mesa County, Colorado," dated the 18th of April, 1961, which maps and all notations, amendments, references, data and other information shown thereon are by reference hereby made a part of this resolution.

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In the event uncertainty shall be deemed to exist on any Consolidated Zoning District Map, district boundaries shall be on section lines; lot lines, the center lines of highways, streets, alleys, railroad right-of-ways, or such lines extended; municipal corporation lines; natural boundary lines, such as streams; or other lines to be determined by the use of scales shown on the said map.

Where a lot is divided by a zoning district boundary line at the time of enactment of this resolution or by subsequent amendments, the less restrictive zone requirements may be extended within the lot into the more restrictive zoning district for a distance of not more than 50 feet or 10 feet from the lot line in the restrictive district, whichever is less.

APPLICATION OF REGULATIONS

Section III

A) General Application

Except as hereinafter otherwise provided:

1. No building shall be erected and no existing building shall be moved, altered, added to or enlarged, nor shall any land, building or premises be used, designated or intended to be used for any purpose or in any manner other than is included among the uses hereinafter listed as permitted in the district in which such building, land or premises is located.
2. No building shall be erected, reconstructed or structurally altered to exceed in height the limit hereinafter designated for the districts in which such building is located.
3. No building shall be erected, nor shall any existing building be altered, enlarged or rebuilt, nor shall any open space surrounding any building be encroached upon or reduced in any manner, except in conformity to the yard, building site area and building location regulations hereinafter designated for the district in which such building or open space is located.
4. No yard or other open space provided about any building for the purpose of complying with provisions of this Resolution shall be considered as providing a yard or open space for a building on any other lot.

B) Existing Buildings

The regulations contained herein are not retroactive and except as provided in the "Non-Conforming Use" section hereof, apply only to buildings and uses established after the effective date of this resolution.

C) Farm, Ranch and Forestry Uses

The provisions of this resolution shall not apply to farm, ranch and forestry dwellings, buildings or uses located, or to be located, on a tract of five or more acres in size and having a width of more than 300 feet.

PLA RESIDENTIAL DISTRICT

Section IV

A) Uses Permitted

1. One family dwellings;
2. public parks, playgrounds and recreational areas;
3. public schools, churches, church schools -- provided such uses do not include residence facilities therein and are located at least 40 feet from all property lines;
4. private country clubs, golf courses, swimming pools, park areas, greenhouses and nurseries;
5. agricultural, farm and garden buildings and uses, including housing for the farm and ranch employees -- except dairies and feed lots -- provided all buildings or fenced enclosures hereafter erected for keeping of other than household pets are located at least 100 feet from dwellings existing on effective date of this resolution on other lots or properties, and that one-half acre of land per animal is provided;
6. utility mains, transmission and distribution lines, water storage systems, electrically operated pumping stations, substations, and exchanges without office or facilities for repair or storage;
7. household pets;
8. identification signs . . . provided such signs do not exceed one per lot, are less than 3 square feet in area, and describe the lot upon which they are located;
9. accessory buildings and uses, including a private garage;
10. fences, hedges and walls . . . subject to regulations prohibiting traffic hazards in Section XVIII, Page 32;
11. incinerators, when located 25 feet from dwellings and other structures on other lots;
12. canals, laterals, ditches, government conservation projects and pipelines for irrigation and drainage.

Zoning  
 resolution

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B) Minimum Lot Area:

For each permitted use, numbers 1 - 5 inclusive . . . . . one acre.

C) Minimum Lot Width

For each permitted use, numbers 1 - 5 inclusive,
Unsubdivided land . . . . . 150 feet.
Subdivided land . . . . . 100 feet.

D) Minimum Lot Street Frontage

For each permitted use, numbers 1 - 5 inclusive,
Unsubdivided land . . . . . 130 feet.
Subdivided land . . . . . 85 feet.

E) Minimum Setback

Major highways or roads . . . . . 100 feet from the center line of the right of way.
Secondary highways or roads . . . . . 80 feet from the center line of the right of way.
Collector streets or roads . . . . . 60 feet from the center line of the right of way.
Other streets or roads . . . . . 50 feet from the center line of the right of way.

F) Minimum Side Yard

For all principal buildings and for accessory buildings when located on the front one-half of the lot . . . . . 15 feet.
For all accessory buildings located on the rear one-half of the lot . . . 5 feet.

G) Minimum Rear Yard

Principal buildings . . . . . 30 feet.
Accessory buildings . . . . . 10 feet.

Zoning Resolution

H) Maximum Height of Buildings . . . . . 30 feet.

I) Minimum Floor Area . . . . . 900 sq. ft. per dwelling.

J) For Minimum Parking and Supplementary Regulations, see Sections IVII and IVIII.

RIA, RESIDENTIAL DISTRICT Section V

A) Uses Permitted

Any use permitted in RIA, Residential District, subject to all requirements specified for said RIA, Residential District unless otherwise specified herein;

B) Minimum Lot Area

For each permitted use, numbers 1 - 5 inclusive . . . . . one-half acre.

C) Minimum Lot Width

For each permitted use, numbers 1 - 5 inclusive,
Unsubdivided land . . . . . 150 feet.
Subdivided land . . . . . 125 feet.

D) Minimum Lot Street Frontage

For each permitted use, numbers 1 - 5 inclusive,
Unsubdivided land . . . . . 130 feet.
Subdivided land . . . . . 100 feet.

E) Minimum Setback

Major highways or roads . . . . . 100 feet from the center line of the right of way
Secondary highways or roads . . . . . 80 feet from the center line of the right of way
Collector streets or roads . . . . . 60 feet from the center line of the right of way
Other streets or roads . . . . . 50 feet from the center line of the right of way

F) Minimum Side Yard

For all principal buildings and for accessory buildings when located on the front one-half of the lot . . . . . 15 feet.

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For accessory buildings located on the rear one-half of the lot . . . 5 feet.

G) Minimum Rear Yard

Principal buildings . . . . . 30 feet
Accessory buildings . . . . . 10 feet.

H) Maximum Height of Buildings . . . . . 30 feet.

I) Minimum Floor Area . . . . . 900 sq. ft. per dwelling.

J) For Minimum Parking and Supplementary Regulations, see Sections XVII and XVIII.

R2, RESIDENTIAL DISTRICT

Section VI

A) Uses Permitted

- 1. Any use permitted in the R1B, Residential District, subject to all requirements specified for said R1B, Residential District unless otherwise stated herein;
2. two unit dwellings;
3. home occupation or home professional offices;
4. a stand for display and sale of products produced on the premises, or in the immediate neighborhood in which said stand is located . . . provided said stand is located at least 50 feet from any side lot line, is operated not more than six months of any one year, and conforms to all other yard setback requirements.

B) Minimum Lot Area

Dwellings on,

Unsubdivided land - - - - - one acre.
Subdivided land,
one unit dwelling - - - - - 11,000 square feet.
two unit dwelling - - - - - 21,000 square feet.

C) Minimum Lot Width

Per dwelling on,

Unsubdivided land - - - - - 130 feet.
Subdivided land,
One Unit dwelling - - - - - 100 feet.
two unit dwelling - - - - - 120 feet.

D) Minimum Lot Street Frontage

Unsubdivided land - - - - - 100 feet.
Subdivided land - - - - -
One unit dwelling - - - - - 75 feet.
two unit dwelling - - - - - 80 feet.

E) Minimum Setback

Major highways or roads - - - - - 100 feet from the center line of the right of way.
Secondary highways or roads - - - - - 80 feet from the center line of the right of way.
Collector streets or roads - - - - - 60 feet from the center line of the right of way.
Other streets or roads - - - - - 50 feet from the center line of the right of way.

F) Minimum Side Yard

For all principal buildings and for accessory buildings when located on the front one-half of the lot - - - - - 15 feet.

For accessory buildings located on the rear one-half of the lot . . . 5 feet.

G) Minimum Rear Yard

Principal buildings - - - - - 25 feet.
Accessory buildings - - - - - 10 feet.

H) Maximum Height of Buildings - - - - - 35 feet.

I) Minimum Floor Area - - - - - 800 square feet per dwelling unit.

R3, RESIDENTIAL DISTRICT

Section VII

A) Uses Permitted



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- 1. Any use permitted in the R2, Residential District, subject to all requirements specified for said R2, Residential District, unless otherwise stated herein;
- 2. Hospitals - - - provided such buildings are not primarily for habitation by mentally defective or disturbed persons and are located at least 50 feet from all lot lines of the property upon which such buildings are located;
- 3. Multiple unit dwellings;
- 4. homes for the aged, convalescent homes and nursing homes;

B) Minimum Lot Area

Per dwelling on,

Unsubdivided land . . . . .	21,000 square feet.
Subdivided land . . . . .	14,000 square feet.
Per dwelling unit . . . . .	3,300 square feet.

C) Minimum Lot Width

Per dwelling on,

Unsubdivided land . . . . .	110 feet.
Subdivided land . . . . .	85 feet.
Per dwelling unit . . . . .	30 feet.

D) Minimum Lot Street Frontage

Per dwelling on,

Unsubdivided land . . . . .	90 feet.
Subdivided land . . . . .	70 feet.
Per dwelling unit . . . . .	25 feet.

E) Minimum Setback

- Major highways or roads . . . . . 100 feet from the center line of the right of way.
- Secondary highways or roads . . . . . 80 feet from the center line of the right of way.
- Collector streets or roads . . . . . 60 feet from the center line of the right of way.
- Other streets or roads . . . . . 50 feet from the center line of the right of way.

Zoning Resolution

F) Minimum Side Yard

- For all principal buildings and for accessory buildings located on the front one-half of the lot . . . . . 12 feet.
- Accessory buildings located on the rear one-half of the lot . . . . . 5 feet.

G) Minimum Rear Yard

- Principal buildings . . . . . 20 feet.
- Accessory buildings . . . . . 10 feet.

H) Maximum Height of Buildings . . . . . 35 feet.

I) Minimum Floor Area

Per dwelling unit . . . . . 750 square feet.

R2, RESIDENTIAL DISTRICT Section VIII

A) Uses Permitted

- 1. Any use permitted in the R3, Residential District, subject to all requirements specified for said R3, Residential District, unless otherwise stated herein;
- 2. rooming and boarding houses;
- 3. nursery schools and day care centers for pre-school age children, provided at least 40 square feet of floor area is set aside for school purposes for each child, and that at least 100 square feet of outdoor, enclosed play area is provided for each child;
- 4. public owned colleges, universities and athletic fields;
- 5. Mobile home subdivision, provided such subdivisions are for occupancy in mobile homes only, are provided with sanitation and sewage disposal facilities as required and approved by the Mesa County Department of Public Health, and further provided all such trailer subdivisions are approved by the Mesa County Board of Adjustment after at least one public hearing as required by Section XIII herein.

B) Minimum Lot Area

Per dwelling, and permitted uses numbered 2, 3 and 5 herein;

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Minimum Lot Area

- Unsubdivided land . . . . . 11,000 square feet.
- Subdivided land . . . . . 10,000 square feet.
- Per dwelling unit . . . . . 2,500 square feet.
- Per use numbered & herein . . . . . 20,000 square feet.

C) Minimum Lot Width

- Per dwelling, and permitted uses numbered 2, 3 and 5 herein,
- Unsubdivided land . . . . . 100 feet.
  - Subdivided land . . . . . 70 feet.
  - Per dwelling unit . . . . . 20 feet.
  - Per use numbered & herein . . . . . 100 feet.

D) Minimum Lot Street Frontage

- Per dwelling, and permitted uses numbered 2, 3 and 5 herein,
- Unsubdivided land . . . . . 90 feet.
  - Subdivided land . . . . . 65 feet.
  - Per dwelling unit . . . . . 15 feet.
  - Per use numbered & herein . . . . . 90 feet.

E) Minimum Setback

- Major highways or roads . . . . . 100 feet from the center line of the right of way.
- Secondary highways or roads . . . . . 80 feet from the center line of the right of way.
- Collector streets or roads . . . . . 60 feet from the center line of the right of way.
- Other streets or roads . . . . . 50 feet from the center line of the right of way.

F) Minimum Side Yard

- For all principal buildings and for accessory buildings located on the front one-half of the lot . . . . . 10 feet
- Accessory buildings located on the rear one-half of the lot . . . . . 5 feet.
- Uses numbered & herein . . . . . 20 feet.

G) Minimum Rear Yard

- Principal buildings . . . . . 20 feet.
- Accessory buildings . . . . . 10 feet.

H) Maximum Height of Buildings . . . . . 40 feet.

I) Minimum Floor Area

- Per dwelling - - - - . . . . . 600 square feet.
- Per dwelling unit - over one. 400 square feet.

I. TOURIST DISTRICT Section II

A) Uses Permitted

1. Any use permitted in the R<sub>1</sub>, Residential District, subject to all requirements specified for said R<sub>1</sub>, Residential District uses and the following uses, subject to requirements specified in this section;
2. greenhouses;
3. hotels and motels, including incidental business sales within the principal building, private swimming pools and recreational areas for use by persons residing on the premises;
4. medical and dental clinics;
5. membership clubs;
6. professional offices;
7. resort cabins, lodges, country clubs, private mountain homes and guest homes;
8. restaurants, and other places serving food and beverages . . except drive-in eating places;
9. tourist homes;
10. transmission and distribution lines, utility mains, electric substations and gas regulator stations;
11. automobile parking areas;
12. curio, art, gift, floral and antique shops;

Zoning Resolution