

Tourist Zoning

What does that include?

T - TOURIST DISTRICT

8.1 DECLARATION OF INTENT - TOURIST ZONE DISTRICT

The purpose of the Tourist Zone is to provide areas to accommodate related retail businesses to serve the traveling and recreation oriented public; mainly located along federal and state highways. Residential uses are permitted in this zone district.

USES PERMITTED:

- (1) Single-family dwellings;
- (2) Multiple-family dwellings.
- (3) Boarding and rooming houses, rest homes, and bed and breakfasts (any bed and breakfast, rooming house or boarding house that wishes to have over five (5) total bedrooms must be constructed or modified to meet R-1 requirements of the current County Building Code);
- (4) Schools, churches and hospitals;
- (5) Medical and dental offices and clinics;
- (6) Parks and playgrounds;
- (7) Outdoor recreational areas provided all such uses retain natural environmental conditions, do not involve the storage of equipment outside of a building and are not obnoxious, offensive or objectionable because of excessive noise, odors, dust or vibration;
- (8) Accessory uses and structures as defined in Section XIII;
- (9) Hotels, motels, lodges and resort cabins, and conference facilities including accessory businesses within the principal buildings;
- (10) Private riding stables and commercial riding stables provided all such uses are located at least one hundred feet (100') from schools, churches and dwellings on other lots;
- (11) Small Wind Energy System thirty five (35) feet in height and below that comply with the provisions contained within Section 11.8 (10);
- (12) Commercial uses, including but not limited to the following Provided that all previous listed uses do not allow objectionable or obnoxious amounts of noise, odor, dust, smoke, vibration or other similar causes to be disseminated beyond individual lot lines, and that all outdoor storage areas are completely screened including.

- Antique stores
- Bakeries
- Banks
- Barber and Beauty Shops
- Clothing stores
- Drug stores
- Eating and drinking establishments
- Florists
- Grocery stores
- Home Improvement stores
- Mini-storage warehouse facilities
- Retail and rental sporting goods stores
- Indoor theatres

- (12) Reservoirs and dams engineered to contain one hundred (100) acre feet of water or less;
- (13) Water diversion structures, ditches and pipeline structures engineered to convey fifteen (15) cubic feet of water per second of time or less;
- (14) Small Wind Energy Systems thirty five (35) feet in height and below that comply with the provisions contained within section 11.8 (10)

<http://co.grand.co.us/planning/links/ZoneRegs.pdf>



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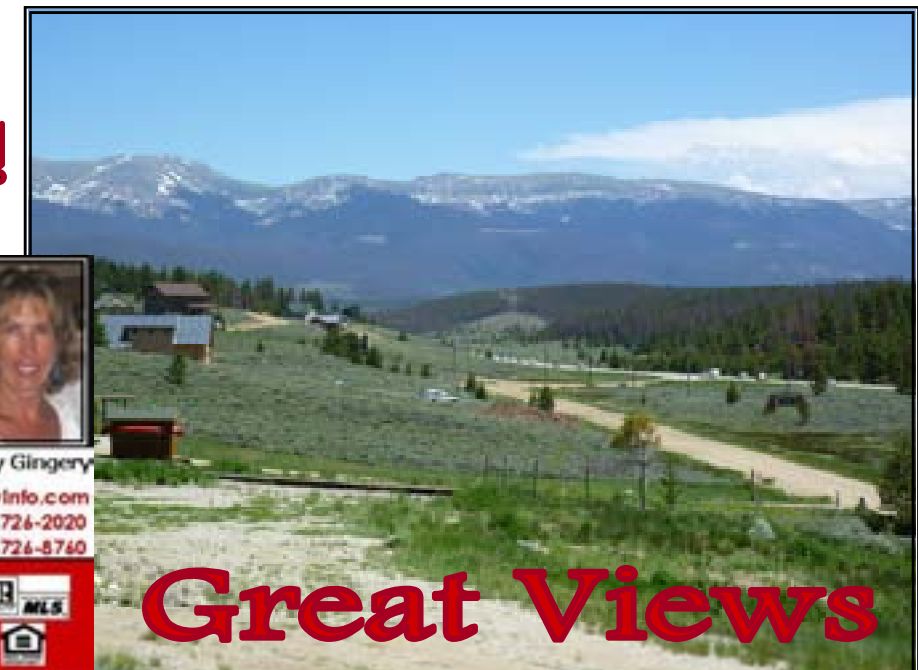
**Zoned for
Tourist
Business**

**Buried Natural Gas * Electric * Telephone
Protective Covenants and Restrictions
One Half Acres Lots - Great Exposure to US HWY 40
Located just 5 Minutes from Pole Creek Golf Course**

Great Financing Options Available!!

Owner will sell with 20% down, and the balance over a five year period, with the interest at the present rate ; subject to credit review.

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Round Access!**



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Kathy Gingery

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Great Views



GRAND COUNTRY VILLAGE

A SUBDIVISION OF PART OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 76 WEST AND PART OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 76 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GRAND, STATE OF COLORADO offered by



Office Located in
HIDEAWAY VILLAGE
In the Winter Park Area

Write Box 7, Winter Park, Colorado — 80482

Prices Just Reduced!!

726.0215 CURVE DATA

NO	Δ	R	L	100.00'
1	23°41'25"	476.79'	19734'	100.00'
2	24°17'10"	431.38'	16779'	84.97'
3	21°56'12"	326.36'	12493'	63.25'
4	41°04'53"	203.44'	145.87'	76.23'
5	52°04'49"	156.01'	141.81'	76.23'
6	3°19'50"	1719.83'	99.97'	50.00'
7	9°22'50"	609.43'	99.78'	50.00'
8	35°42'10"	155.25'	96.74'	50.00'
9	42°09'01"	129.75'	95.45'	50.00'
10	90°00'00"	100.00'	157.08'	100.00'
11	122°42'30"	81.94'	175.49'	150.00'
12	6°09'39"	5720.00'	400.00'	20020'

DESCRIPTION	ACRE AGE			TOTAL
	TRACTS	ROADS	UNSUBDIVIDED	
LOT 1, SECTION 4	5.88	4.04	20.43	30.35
LOT 2, SECTION 4	5.11	1.94	41.38	48.43
SE 1/4 SW 1/4 SECTION 34	0.13	0.40	58.80	59.33
SW 1/4 SW 1/4 SECTION 34	0.00	0.34	38.87	39.31



8 Lots Available		
Lot 4	\$65,000	.62 acre
Lot 5	\$65,000	.61 acre
Lot 6	\$55,000	.67 acre
Lot 7	\$55,000	.51 acre
Lot 10	\$65,000	.50 acre
Lot 13	\$65,000	.50 acre
Lot 14	\$65,000	.50 acre
Lot 17	\$65,000	.50 acre

Grand Country Village Offers you...

- Underground Utilities (Natural Gas & Electric)
- Good Well Water
- Great Sun Exposure— Year Round
- Only 7 minutes to Winter Park
- 10 minutes to Granby
- 5 minutes to Golf
- 20 minutes to Boating
- Miles of hiking and biking with in walking Distance
- Zoned Tourist— Offers opportunities for Residential or Business use.
- Lots between .50-.62 acres
- Great views of Continental Divide
- Easy year round access

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