

80924

Vol. ^{MC} 74 Page 8561

BOARD OF COUNTY COMMISSIONERS

In and For the County of Klamath, State of Oregon

IN THE MATTER OF THE
APPLICATION FOR CHANGE
OF ZONE NUMBER 74-6 BY
RON STEVENSONO R D E R

This matter having come on for hearing upon the application of Ron Stevenson, said change application being numbered Zone Change 74-6 and said application having been heretofore recommended from RA (Residential Agriculture) zone to C-5 (Commercial Highway) zone by the Klamath County Planning Commission, a description of the real property referred to in said application being marked Exhibit A, attached hereto and by reference made a part hereof, and a public hearing on said application having been regularly held on June 18, 1974 before the Board of Commissioners, and it appearing to said Board of Commissioners from the testimony, reports, and information produced at said hearing by the applicant, interested parties, the Planning Commission and Planning Department, that the application should be granted, the Board of Commissioners makes the following findings as required by Ordinance Number 17, the same being the Klamath County Zoning Ordinance:

1. The applicant has provided specific information showing that there is a public need for said zone change and further showing that the applicant's property is best suited to meet said public need; and
2. The applicant has provided specific information showing that said property was, in fact, being used for commercial purposes before zoning was enacted in December 7, 1972, and that the original RA zoning was, in fact, a mapping error; and
3. The property affected by the change of zone is adequate in size and shape to facilitate those uses normally allowed in conjunction with such zoning; and
4. The property affected by the proposed change of zone is properly related to streets and highways to adequately serve the type

ORDER: ZONE CHANGE NUMBER 74-6
RON STEVENSON
Page 2 of 3

8562

of traffic generated by such uses that may be permitted therein; and

5. The proposed change of zone will have no adverse effect on any property or the permitted uses thereof within a seven hundred (700) foot radius excluding highways and rights-of-ways; and

6. The proposed change of zone is in keeping with any land use plans duly adopted and does, in effect, represent the highest, best and most appropriate use of the land affected; and

7. The application is consistent with the Klamath County adopted Comprehensive Land Use Plan maps and text.

NOW, THEREFORE, IT IS HEREBY ORDERED that the application of Ron Stevenson for a change of zone from RA (Residential Agriculture) zone to C-5 (Commercial Highway) zone, a particular description of the real property referred to in said application being marked Exhibit A, attached hereto and by reference made a part hereof, said change application being numbered Zone Change 74-6 is hereby approved.

DONE AND DATED THIS 12th day of July 1974.

Bernard Williams
Chairman of the Board

R. A. Lusk
County Commissioner

Lloyd Giff
County Commissioner

Approved as to form

Harry D. Bolvin
Harry D. Bolvin, Legal Counsel

8563

EXHIBIT A

The Legal Description for Z.C. 74-6 Ron Stevenson

The following described real property in Klamath County, Oregon:
Beginning at a point 330 feet North of an iron pin driven into the ground just inside the fence corner at the Southwest corner of the NW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, on the property of Otis V. Saylor being in the Southwest corner of said property abutting on the Dalles-California Highway; being the initial point of this description; thence East 330 feet; thence North 132 feet; thence West 330 feet; thence South 132 feet to the said initial point of beginning.

AND

Commencing at a point in the middle of the road at the Southwest corner of the NW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian; thence East in the middle of the highway 162 feet, being the initial point of this description; thence North 360 feet; thence East 132 feet; thence South 360 feet to the middle of the highway; thence West 132 feet to the place of beginning, EXCEPTING the South 30 feet for highway purposes.

STATE OF OREGON, COUNTY OF KLAMATH, M.
Filed for record at request of KLAMATH COUNTY BOARD OF DISTRICT CLERKS
this 15th day of July, A.D. 1974 at 8:21 o'clock A.M., and
duly recorded in Vol. 1174, of DEEDS on Page 8561

W. D. MILNE, County Clerk

By Hazel Drayil