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## BOARD OF COUNTY COMMISSIONERS

In and For the County of Klamath, State of Oregon

IN THE MATTER OF THE  
COMPREHENSIVE LAND USE  
PLAN CHANGE ASSOCIATED  
WITH ZONE CHANGE NO.  
74-60 BY DALE BRELAND  
FOR H. V. AND M. M. GINDER

O R D E R

This matter having come on for hearing upon the application of Dale Breland, contract purchaser, for H. V. and M. M. Ginder, deed holder, said change application being numbered Zone Change 74-60, and the Comprehensive Land Use Plan map for Stewart-Lenox having been heretofore recommended to be changed from Urban Density Residential to Commercial General by the Klamath County Planning Commission, a description of the real property referred to in said application being Lot 7, Block 3, Stewart-Lenox, Klamath County, Oregon, and a public hearing on said application having been regularly held on November 25, 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, the Planning Commission and the 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's property, being .17 of an acre in size, is located on Green Springs Highway in the Stewart-Lenox subdivision, and is surrounded except to the north by C-5 and C-2 commercial zones.
2. Mr. Breland, the applicant and contract purchaser, testified he owned the adjoining Lot 6, Block 3, Stewart-Lenox, and wished to establish a small part-time upholstery shop in the

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garage on the subject real property.

3. The applicant would use toilet facilities in his home and would not require septic tank service.

4. The applicant would be agreeable to a condition of the zone change that no outside storage would be permitted.

Based upon the above findings of fact, the Board reaches the following conclusions of law:

1. The applicant had provided specific information showing a change from residential to commercial land use on Lot 7, Block 3, Stewart-Lenox, would be compatible with surrounding commercial uses.

2. The property affected by the change of land use is adequate in size and shape to facilitate those uses normally allowed in conjunction with such uses.

3. The proposed change 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.

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

NOW, THEREFORE, IT IS HEREBY ORDERED that the Comprehensive Land Use Plan associated with Zone Change No. 74-60, involving the map for the Stewart-Lenox area, the application for said land use change from Urban Density Residential to Commercial General designation on that real property referred to in said application as being Lot 7, Block 3, Stewart-Lenox, Klamath County, Oregon, is hereby approved on the condition that the applicant maintains the property in an orderly fashion with no outside storage of material or parts.

DONE AND DATED this 16<sup>th</sup> day of December 1974.

Bryan D. Williams  
Chairman of the Board

Approved as to form

Henry J. Bowen  
County Legal Counsel

County Commissioner

Harold Giff  
County Commissioner

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY BOARD OF COMMISSIONERS  
this 18th day of DECEMBER A. D., 19 74 at 2:30 o'clock A. M., and duly recorded in  
Vol. M. 74 of DEEDS on Page 16030

NO FEE XXXXXX

WM. D. MILNE, County Clerk

By Harold Giff Deputy